

Tax Increment Reinvestment Zone #1

City of Kaufman, Texas



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DISCLAIMER

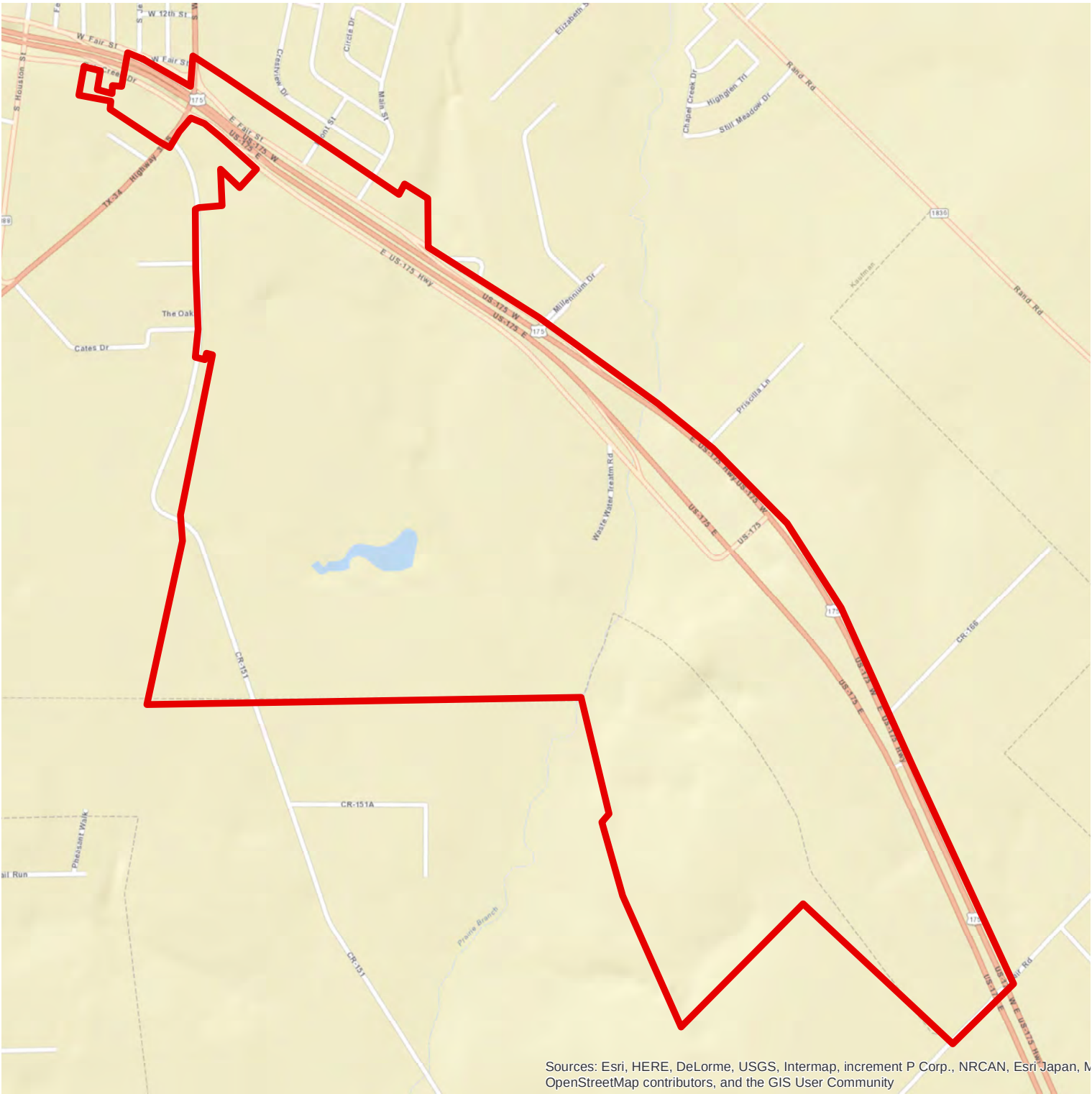
Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.



Located 30 miles southeast of Dallas and only 30 minutes from downtown, Kaufman is a community that is surrounded by incredible growth. Kaufman maintains its small town heritage while meeting the challenges of new urbanism through flexible development standards. The City of Kaufman is committed to the promotion of these high quality development in all parts of the City of Kaufman; and to an ongoing improvement in the quality of life for its citizens





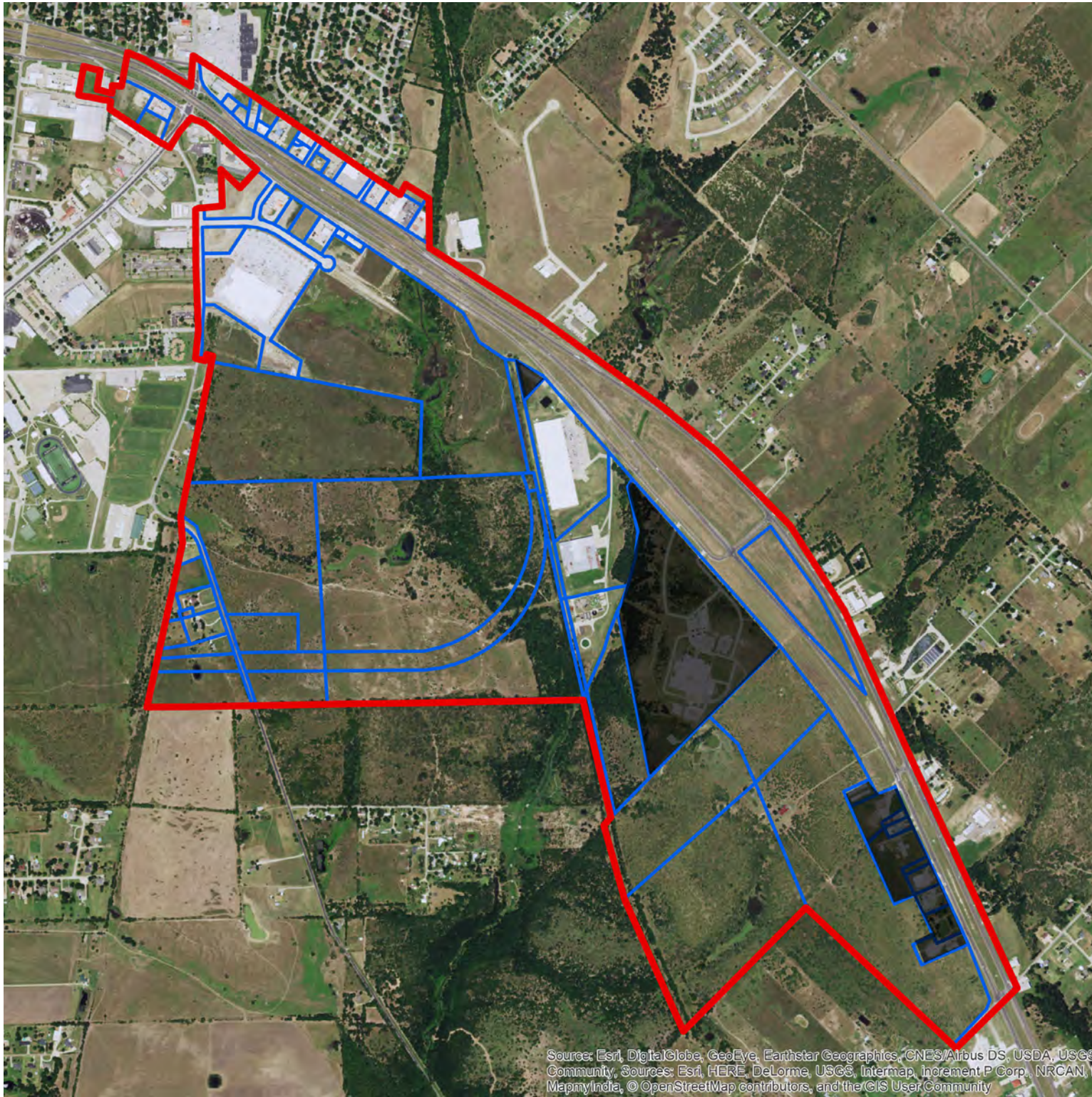
Tax Increment Reinvestment Zone #1, City of Kaufman

The goal of Tax Increment Reinvestment Zone #1 (TIRZ) is to continue funding the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. TIRZ #1 will promote the creation of contained, mixed-use development consisting of major retail, restaurants, residential neighborhood, and Senior Housing.

The project and financing plan outlines the funding of \$63,281,385 in public improvements related to streets, water and drainage improvements, hardscaping and mitigation, wastewater improvements. The TIRZ can fund these improvements through bond issuance, ad valorem participation of eligible taxing jurisdictions and through the contribution of a portion of the City’s sales tax receipts.

Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.





Boundary Description

Kaufman TIRZ #1 is located in the southern central portion of the City of Kaufman encompassing approximately 661 acres. Highway 175 runs along the majority of the eastern boundary, while State Highway 34 intersects the northern portion of the TIRZ.

 - TIRZ Boundary

TIRZ Boundary

Beginning at the point of intersection of the southern Right-of-Way (ROW) line of Oak Creek Drive and the western property line of Property ID: 76539, thence

South along the western property line of Property ID: 76539 to a point where said line intersects with the southern property line Property ID: 76539, thence

East along the southern property line of Property ID: 76539 to a point where said line intersects with the western property line of Property ID: 5362, thence

South along the western property line of Property ID: 5362 to a point where said line intersects with the southern property line of Property ID: 5362, thence
East along the southern property line of Property ID: 5362 to a point where said line intersects with the southern property line of Property ID: 53192, thence

East along the southern property line of Property ID: 53192 to a point where the projection of said line intersects with the southern ROW line of Highway TX-34 South, thence

Northeast along the southern ROW line of Highway TX-34 South to a point where said line intersects with the western ROW line of US-175 East, thence

South along the western ROW line of US-175 East to a point where said line intersects with the northern property line of Property ID: 187818, thence

Southwest along the northern property line of Property ID: 187818 to a point where said line intersects with the northeastern property line of Property ID: 190026, thence

Northwest along the northeastern property line of Property ID: 190026 to a point where said line intersects with the western property line of Property ID: 190026, thence

South along the western property line of Property ID: 190026 to a point where said line intersects with the northern property line of Property ID: 190025, thence

West along the northern property line of Property ID: 190025 to a point where the projection of said line intersects with the western ROW line of Old Kemp Highway, thence

South along the western ROW line of Old Kemp Highway to a point where said line intersects with the projection of the southern property line of Property ID: 5404, thence

East along the southern property line of Property ID: 5404 to a point where said line intersects with the eastern property line of Property ID: 5404, thence

North along the eastern property line of Property ID: 5404 to a point where the projection of said line intersects with the southern property line of Property ID: 5404, thence

East along the southern property line of Property ID: 5404 to a point where said line intersects with the western property line of Property ID: 5404, thence

South along the western property line of Property ID: 5404 to a point where said line intersects with the western property line of Property ID: 57208, thence

South along the western property line of Property ID: 57208 to a point where said line intersects with the western property line Property ID: 5240, thence

South along the western property line of Property ID: 5240 to a point where the projection of said line intersects with the eastern property line Property ID: 50481, thence

South along the eastern property line of Property ID: 50481 to a point where said line intersects with the southern property line of Property ID: 189688, thence

East along the southern property line of Property ID: 189688 to a point where the projection of said line intersects with the southern property line of Property ID: 190307, thence

East along the southern property line of Property ID: 190307 to a point where said line intersects with the southern property line of Property ID: 190311, thence

East along the southern property line of Property ID: 190311 to a point where the projection of said line intersects with the western property line of Property ID: 5525, thence

South along the western property line of Property ID: 5525 to a point where said line intersects with the northern property line of Property ID: 178592, thence

Southwest along the northern property line of Property ID: 178592 to a point where said line intersects with the western property line of Property ID: 178592, thence

South along the western property line of Property ID: 178592 to a point where said line intersects with the western property line of Property ID: 5313, thence

South along the western property line of Property ID: 5313 to a point where said line intersects with the southeastern property line of Property ID: 5313, thence

Northeast along the southeastern property line of Property ID: 5313 to a point where said line intersects with the southwestern property line of Property ID: 49240, thence

Southeast along the southwestern property line of Property ID: 49240 to a point where the projection of said line intersects with the southeastern ROW line of Fair Road, thence

Northeast along the southeastern ROW line of Fair Road to a point where said line intersects with the eastern ROW line of Highway US-175 West, thence

North along the eastern ROW line of Highway US-175 West to a point where said line intersects with the southeastern property line of Property ID: 3866, thence

North along the southeastern property line of Property ID: 3866 to a point where the said line intersects with the northeastern property line of Property ID: 3866, thence

Northwest along the northeastern property line of Property ID: 3866 to a point where said line intersects with the northeastern property line of Property ID: 3867, thence

Northwest along the northeastern property line of Property ID: 3867 to a point where said line intersects with the northwestern property line of Property ID: 3867, thence

TIRZ Boundary

Southwest along the northwestern property line of Property ID: 3867 to a point where said line intersects with the northern property line of Property ID: 3868, thence

Northwest along the northern property line of Property ID: 3867 to a point where said line intersects with the northern property line of Property ID: 3883, thence

Northwest along the northern property line of Property ID: 3883 to a point where the projection of said line intersects with the northern property line of Property ID: 27970, thence

Northwest along the northern property line of Property ID: 27970 to a point where the said line intersects with the northern property line of Property ID: 27969, thence

Northwest along the northern property line of Property ID: 27966 to a point where said line intersects with the northern property line of Property ID: 71777, thence

Northwest along the northern property line of Property ID: 71777 to a point where the said line intersects with the northern property line of Property ID: 58397, thence

Northwest along the northern property line of Property ID: 58397 to a point where said line intersects with the northern property line of Property ID: 5437, thence

Northwest along the northern property line of Property ID: 5437 to a point where said line intersects with the northern property line of Property ID: 5357, thence

Northwest along the northern property line of Property ID: 5357 to a point where the projection of said line intersects with the western ROW line of Highway TX-34 (South Washington Street), thence

South along the western ROW line of Highway TX-34 (South Washington Street) to a point where the said line intersects with the northern ROW line of Highway US-75 West, thence

Northwest along the northern ROW line of Highway US-75 West to a point where said line intersects with the projection of the eastern property line of Property ID: 5362, thence

South along the projection of the eastern property line of Property ID: 5362 to a point where said line intersects with the northern property line of Property ID: 5362, thence

West along the northern property line of Property ID: 5362 to a point where the said line intersects with the western property line of Property ID: 5362, thence

South along the western property line of Property ID: 5362 to a point where said line intersects with the southern property line of Property ID: 5370, thence

West along the southern property line of Property ID: 5370 to a point where said line intersects with the western property line of Property ID: 5362, thence

South along the western property line of Property ID: 5362 to a point where said line intersects with the northern property line of Property ID: 76539, thence

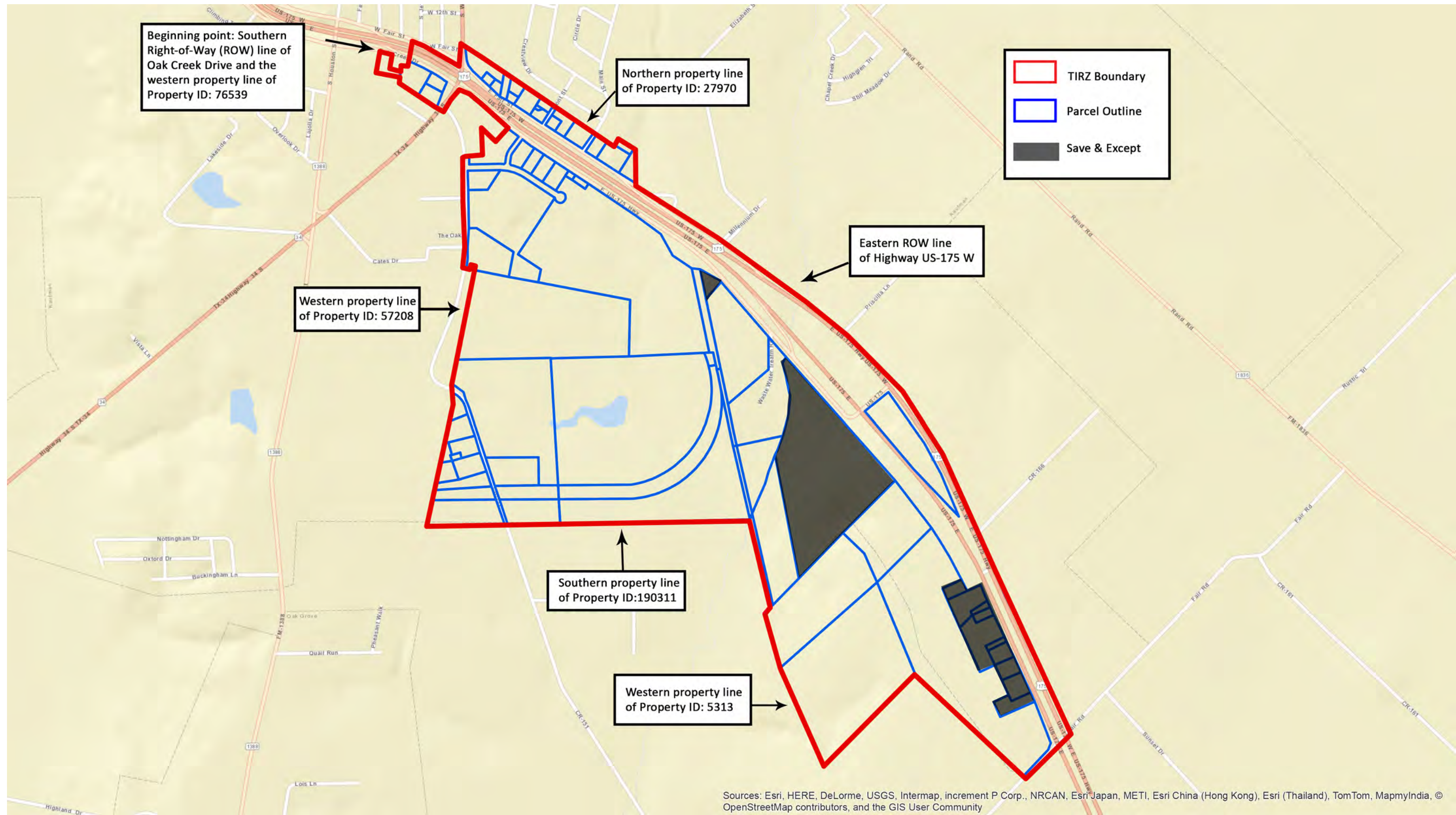
West along the northern property line of Property ID: 76539 to a point where said line intersects with the eastern property line of Property ID: 76539, thence

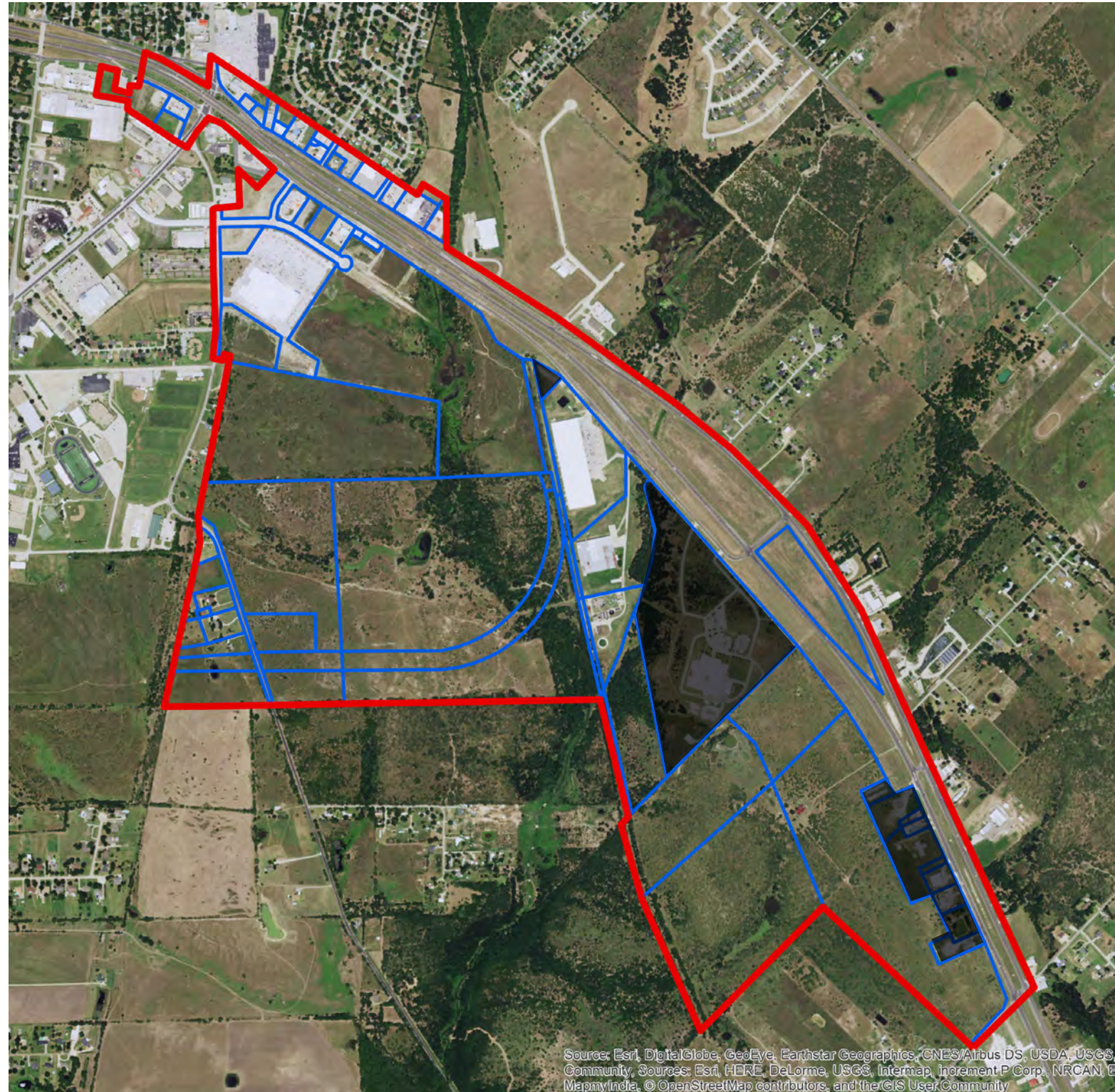
North along the eastern property line of Property ID: 76539 to a point where the said line intersects with the southern ROW line of Oak Creek Drive, thence

West along the southern ROW line of Oak Creek Drive to a point where said line intersects with the western property line of Property ID: 76539, which is the point of the beginning.

Save and Except the Following Parcels:

Property ID	Legal Description	Geographic ID
5404	D FALCON	99.0151.0000.0710.00.03.03
56874	KAUFMAN COUNTY LAW ENFORCEMENT CENTER ADDITION, LOT 1	00.1952.0000.0001.00.03.00
5367	D FALCON	99.0151.0000.0600.00.03.03
5333	D FALCON	99.0151.0000.0460.00.03.03
5334	D FALCON	99.0151.0000.0460.01.03.03
5225	E FITZGERALD RE TRACT 1A Z0150-0090-00	99.0150.0000.0090.00.95.00
5498	D FALCON TEX#400562/561	99.0151.0000.1040.00.03.03
5499	D FALCON	99.0151.0000.1040.01.03.03
5500	D FALCON REF# MR000-9836-83 SO000-0140-99	99.0151.0000.1045.00.03.03
5521	D FALCON	99.0151.0000.1110.00.03.03
5345	D FALCON	99.0151.0000.0500.00.03.03
5325	D FALCON REF# SO000-0695-95	99.0151.0000.0430.00.03.03





Land Use

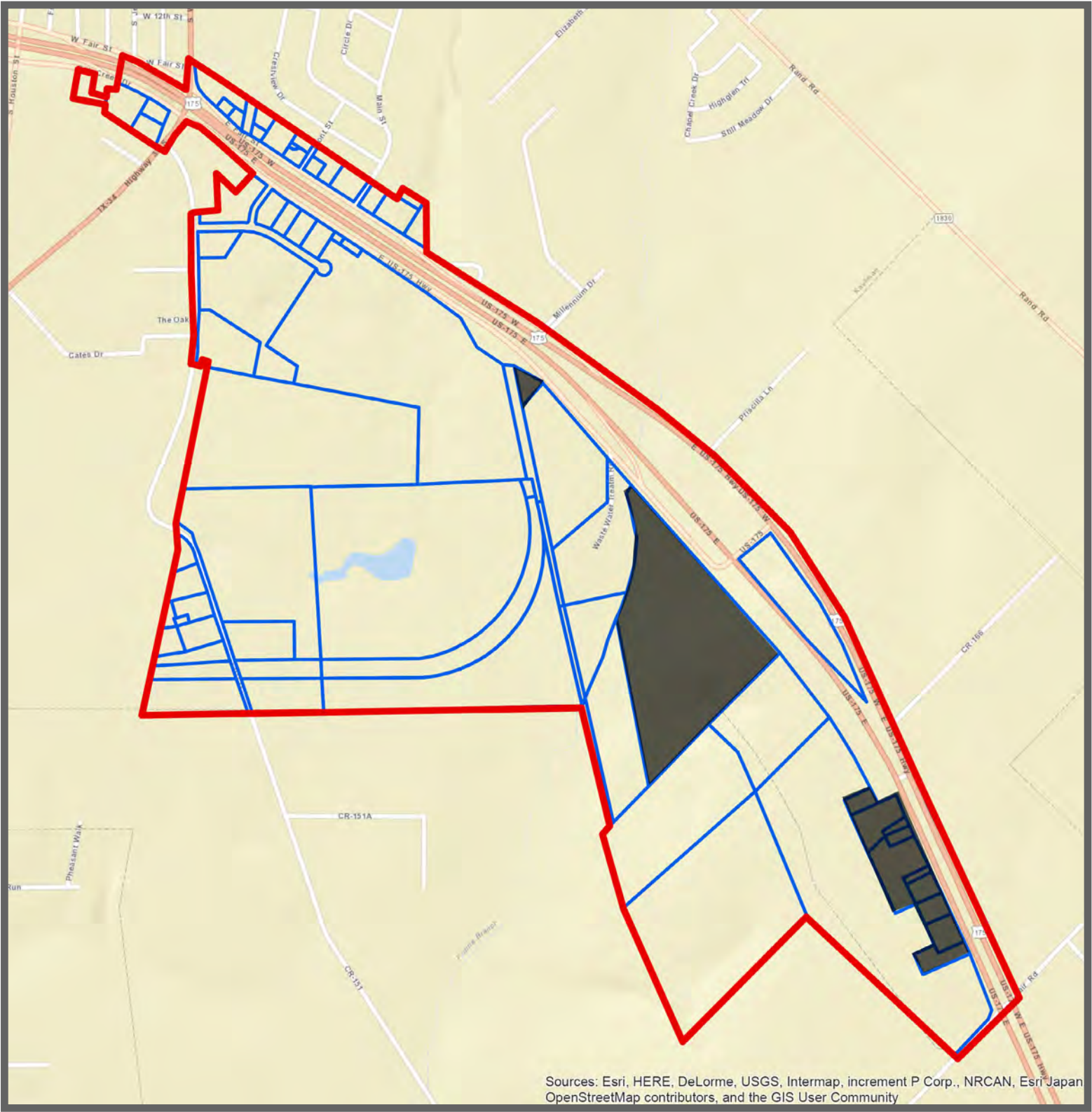
The land within the TIRZ currently serves a variety of purposes with ample vacancies to be utilized for development.

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.

Zoning

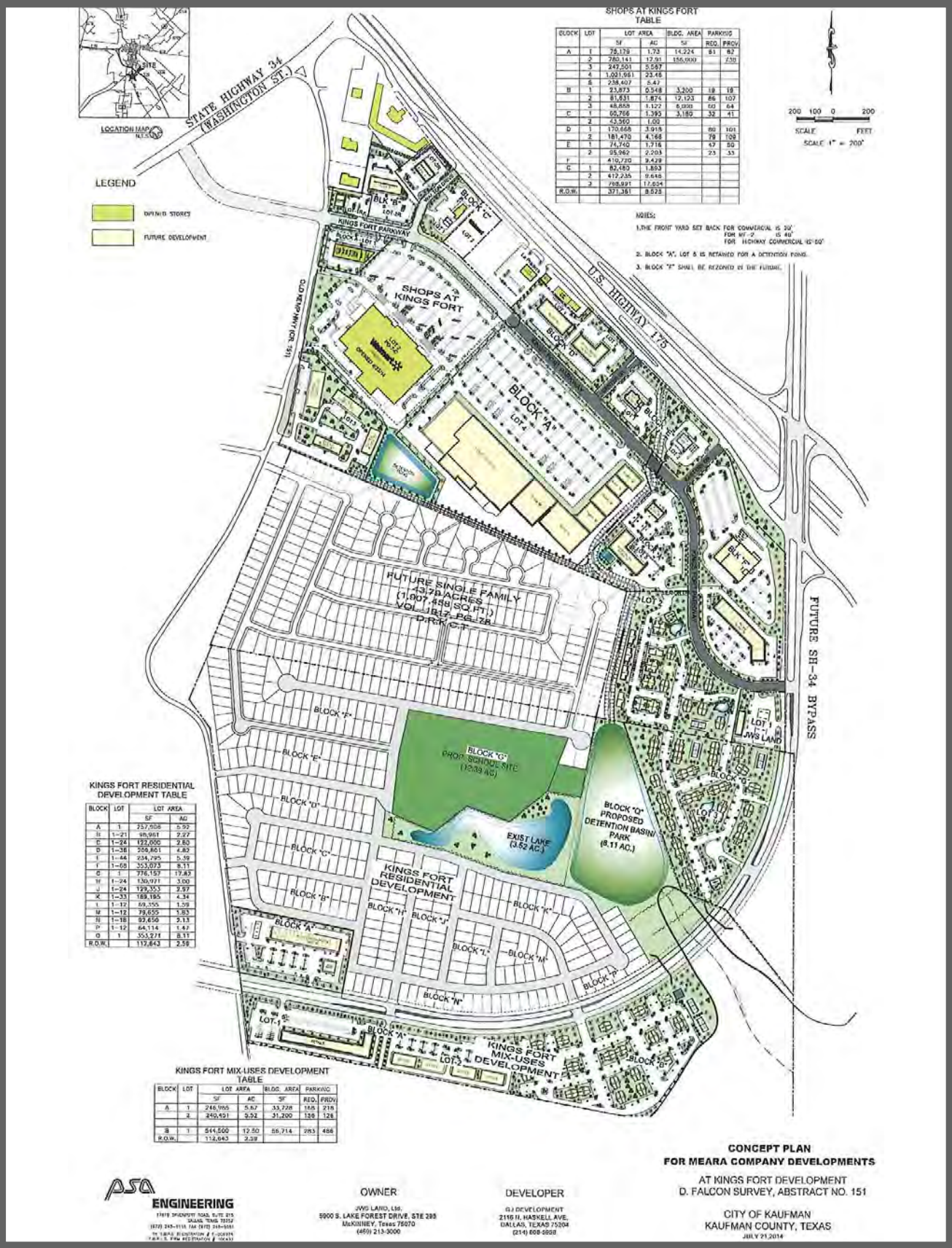
The property within the TIRZ is zoned currently as planned development, commercial, highway commercial, and agricultural. It is not anticipated there will be any other changes to the City of Kaufman zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.



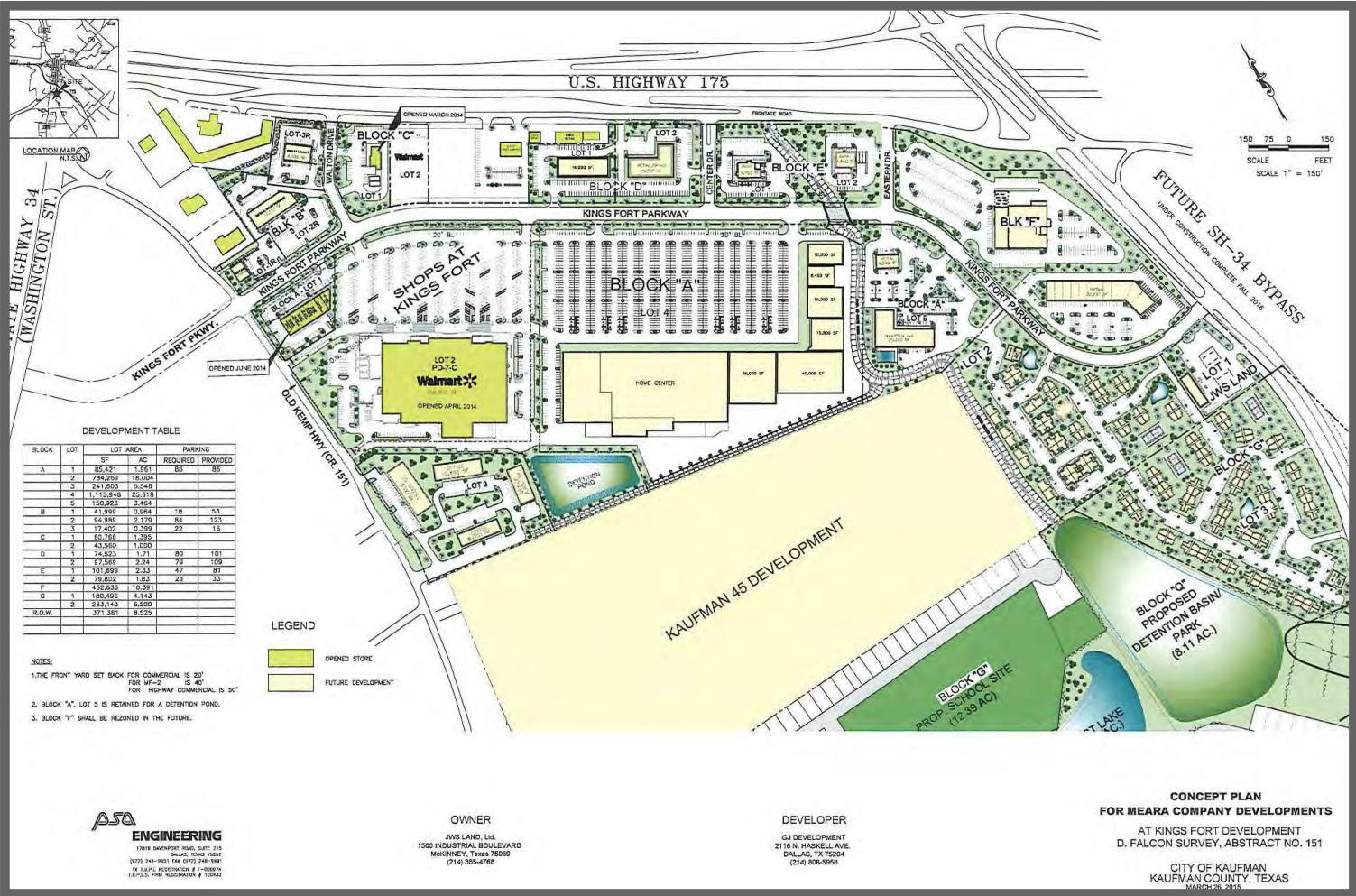
Current Ownership Information

There are currently 67 parcels within Tax Increment Reinvestment Zone #1, with a total of 33 different owners.

For further details of parcels included within the TIRZ see Exhibit A.



The proposed TIRZ #1 development is predominantly a large scale mixed-use development totaling more than 2,400,000 square feet of new construction. It is expected to facilitate the construction of both commercial and residential development.

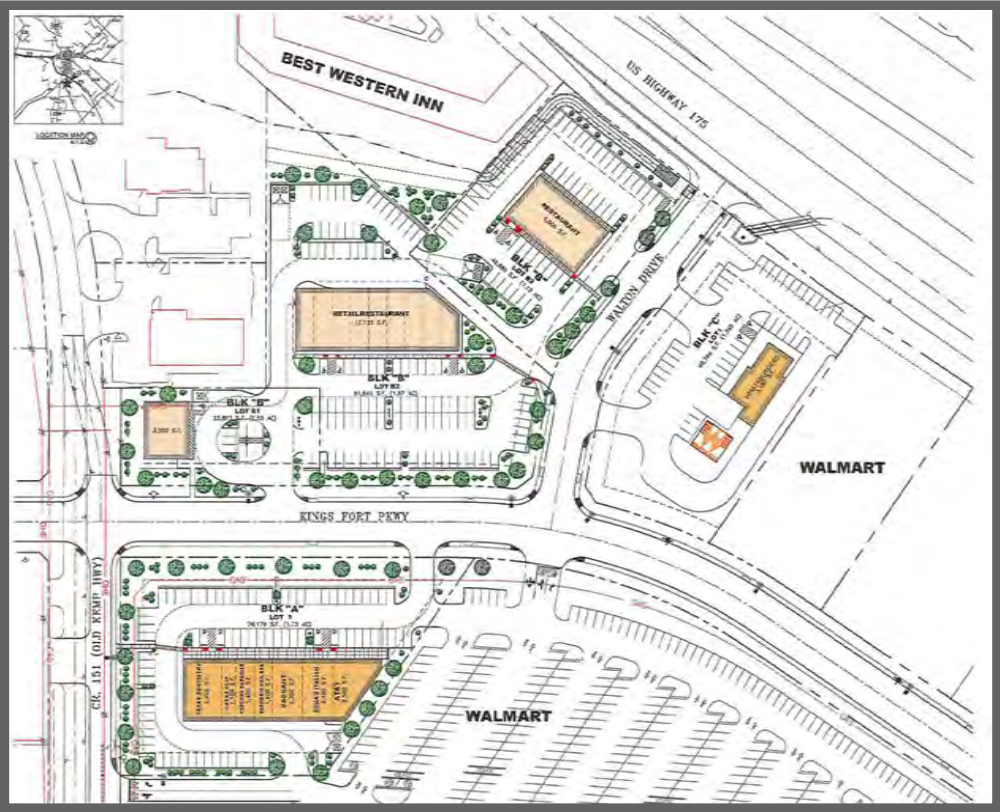


Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #1 that will be financed by in part by incremental real property tax generated within the TIRZ.

Project Costs		
Water Facilities and Improvements	\$ 6,328,139	10.00%
Sanitary Sewer Facilities and Improvements	\$ 3,796,883	6.00%
Storm Water Facilities and Improvements	\$ 2,531,255	4.00%
Street and Intersection Improvements	\$ 25,312,554	40.00%
Open Space, Park and Recreation Facilities and Improvements	\$ 15,820,346	25.00%
Utilities and Street Lighting	\$ 3,164,069	5.00%
Economic Development Grants	\$ 5,695,325	9.00%
Administrative Costs	\$ 632,814	1.00%
TOTAL	\$ 63,281,385	100.00%

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.



Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) “Project costs” means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. “Project costs” include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Anticipated Development

Anticipated Development

The proposed TIRZ #1 development is predominately a large scale mixed-use development that will be constructed over the next several years and financed in part by incremental real property tax generated within the TIRZ.

The table provides an overview of the potential development that we believe will occur during the life of the TIRZ along with estimated dates of when the incremental revenue will flow into the TIRZ fund.

	Square Feet	Projected Completion Date	Stabilization Year	Units	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
SEC WASHINGTON STREET								
Restaurant	2,000	2016	2018	1	\$110	\$220,000	\$500.00	\$1,000,000
Retail-Strip	12,000	2017	2019	1	\$110	\$1,320,000	\$300.00	\$3,600,000
Block A/Lot 4								
Big Box-Retail	150,000	2019	2021	1	\$110	\$16,500,000	\$300.00	\$45,000,000
Block A Lot 5								
Hotel	60,000	2020	2020	1	\$110	\$6,600,000	\$0.00	\$0
Block B/Lots 1-3								
Pads-Retail	22,000	2019	2021	3	\$200	\$4,400,000	\$300.00	\$6,600,000
Block G								
Multifamily-22UPA	260,000	2018	2020	212	\$110	\$28,600,000	\$0.00	\$0
Block D/Lots 1-2								
Office	29,000	2020	2022	2	\$135	\$3,915,000	\$0.00	\$0
Block E/Lots 1-2								
Restaurant	5,000	2020	2022	1	\$250	\$1,250,000	\$500.00	\$2,500,000
Office	5,000	2020	2022	1	\$135	\$675,000	\$0.00	\$0
Block F								
Retail	40,000	2021	2023	2	\$200	\$8,000,000	\$300.00	\$12,000,000
Bypass Block A NORTH								
Retail-Strip	14,000	2022	2024	1	\$150	\$2,100,000	\$300.00	\$4,200,000
Restaurant	4,000	2022	2024	1	\$250	\$1,000,000	\$500.00	\$2,000,000
Block A Remainder								
Strip w Anchor-Retail	175,000	2023	2025	7	\$180	\$31,500,000	\$300.00	\$52,500,000
Bypass Block A SOUTH Lot 1-2								
Retail Lot 1	10,000	2023	2025	1	\$200	\$2,000,000	\$300.00	\$3,000,000
Office Lot 2	12,000	2024	2026	4	\$135	\$1,620,000	\$0.00	\$0
Bypass Block B								
Multifamily-22UPA	310,000	2024	2026	225	\$110	\$34,100,000	\$0.00	\$0
sqft								
Singlefamily	780,000	2024	2028	300	\$110	\$85,800,000	\$0.00	\$0
Kaufman 45 Subdivision								
Singlefamily	588,800	2021	2025	256	\$110	\$64,768,000	\$0.00	\$0
Total	2,464,800					\$292,828,000		\$127,800,000

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City Kaufman will contribute 75% of its real property increment, and potentially 50% of real property increment within the Zone from Kaufman County.

Real Property Tax		Participation	
City of Kaufman	0.70249000	75%	0.5268675
Kaufman County	0.48950000	50%	0.2447500
College	0.12674000	0%	0.0000000
Kaufman ISD	1.46000000	0%	0.0000000
	2.77873000		0.7716175

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the preliminary project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the table below.

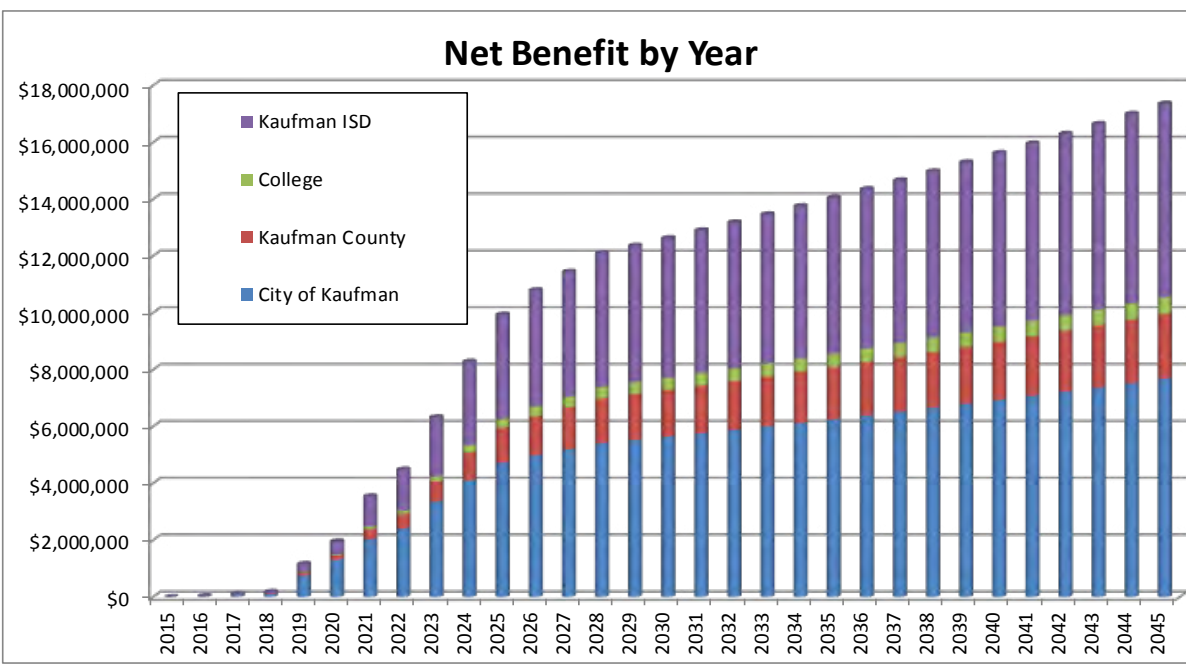
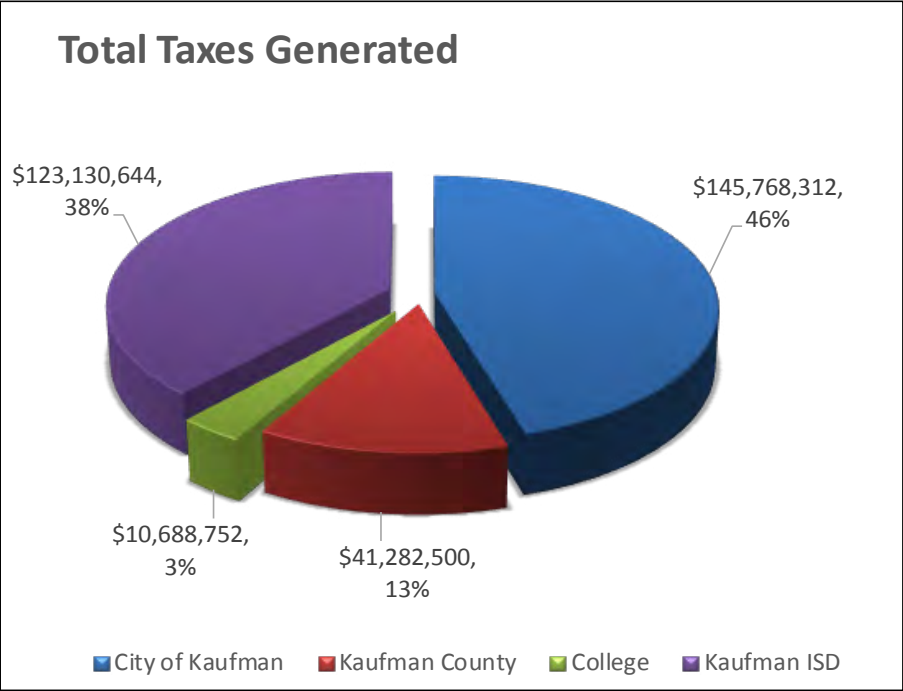
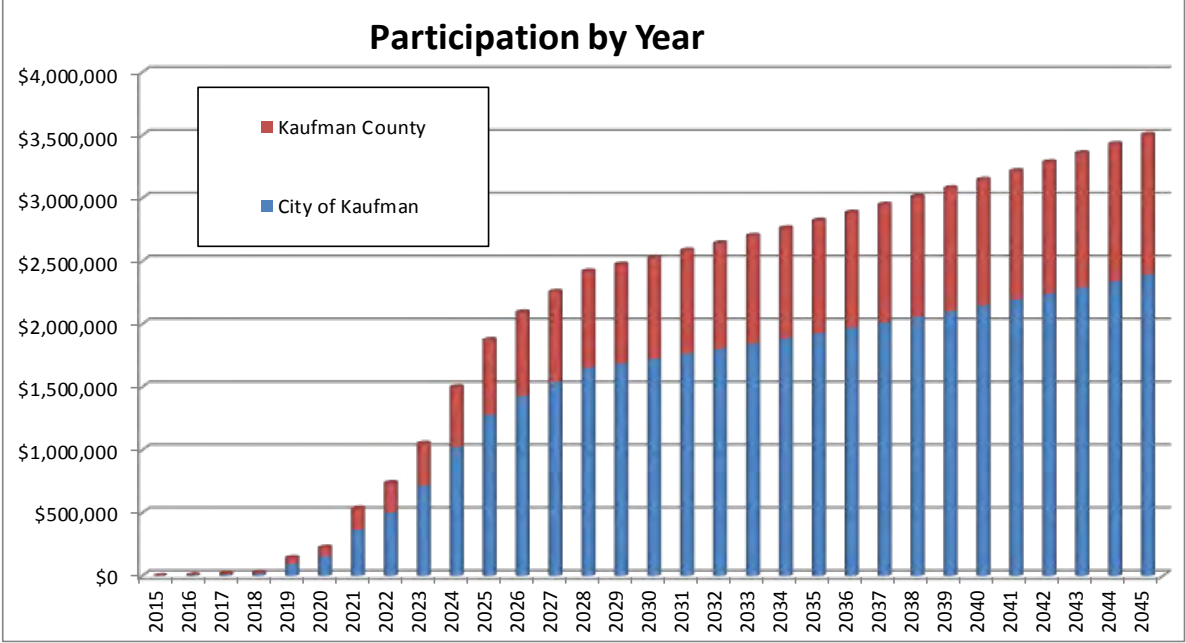
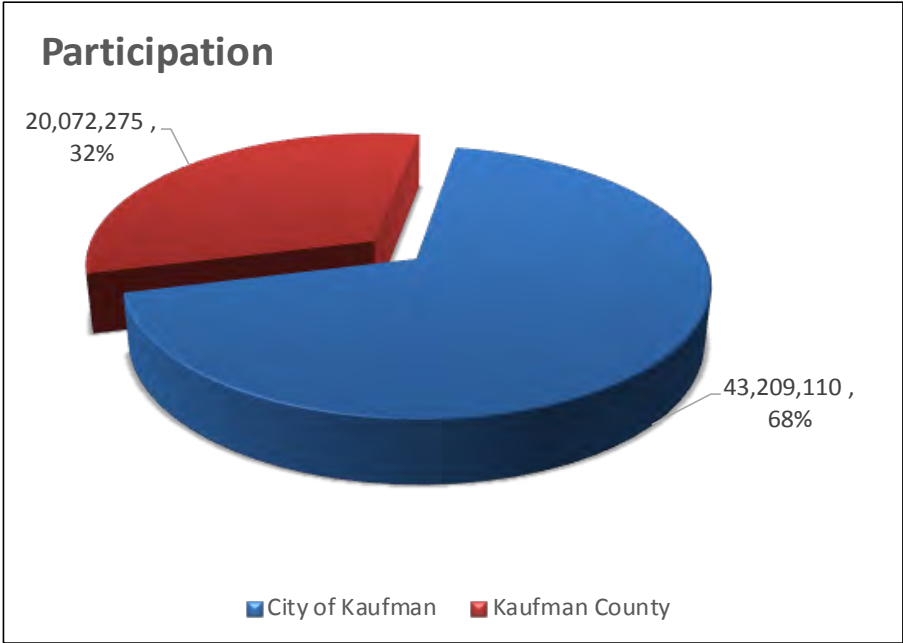
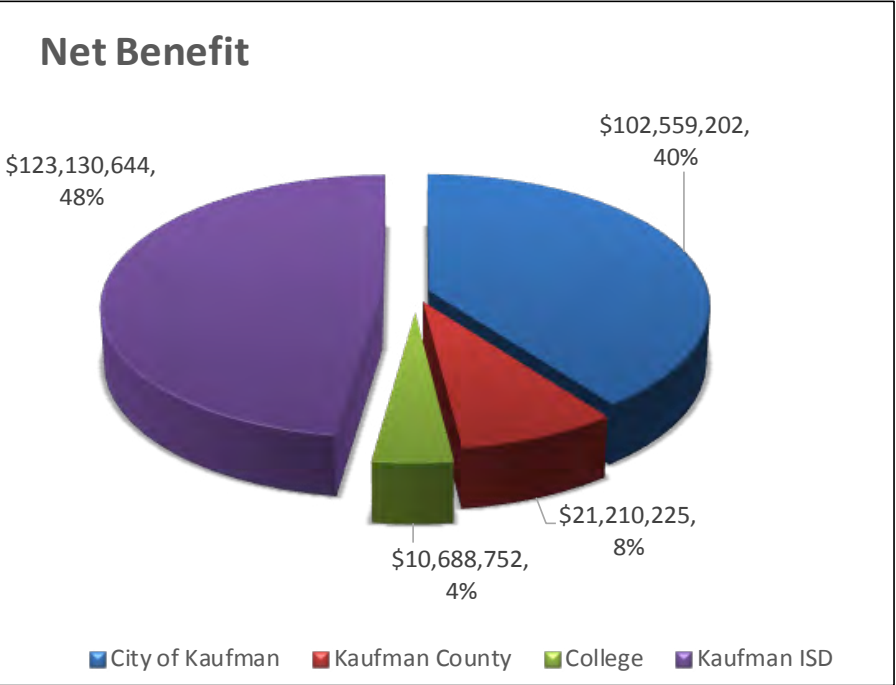
The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.



Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
City of Kaufman	\$145,768,312	\$43,209,110	\$102,559,202
Kaufman County	\$41,282,500	\$20,072,275	\$21,210,225
College	\$10,688,752	\$0	\$10,688,752
Kaufman ISD	\$123,130,644	\$0	\$123,130,644
Total	\$320,870,208	\$63,281,385	\$257,588,823



Financial Feasibility Analysis

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH										2.00%																								
DISCOUNT RATE										6.00%																								
2015-2017										2018-2038																								
REAL PROPERTY TAX										REAL PROPERTY TAX																								
City of Kaufman	0.7024900	100%	0.7024900	City of Kaufman	0.7024900	100%	0.7024900																											
Kaufman County	0.4895000	100%	0.4895000	Kaufman County	0.4895000	100%	0.4895000																											
College	0.1267400	100%	0.1267400	College	0.1267400	100%	0.1267400																											
Kaufman ISD	1.4600000	100%	1.4600000	Kaufman ISD	1.4600000	100%	1.4600000																											
2.7787300		2.7787300		2.7787300		2.7787300																												
BUSINESS PERSONAL PROPERTY TAX										SALES TAX																								
City of Kaufman	0.7024900	100%	0.7024900	City of Kaufman	0.7024900	100%	0.7024900																											
Kaufman County	0.4895000	100%	0.4895000	Kaufman County	0.4895000	100%	0.4895000																											
College	0.1267400	100%	0.1267400	College	0.1267400	100%	0.1267400																											
Kaufman ISD	1.4600000	100%	1.4600000	Kaufman ISD	1.4600000	100%	1.4600000																											
2.7787300		2.7787300		2.7787300		2.7787300																												
0.0200000		100.00%		0.0200000																														
REVENUE YEAR	BASE YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTALS	
	2015	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045		
BASE YEAR																																		
City of Kaufman	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148			
Kaufman County	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148			
College	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148			
Kaufman ISD	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148			
TAXABLE VALUE																																		
City of Kaufman	38,261,148	39,026,371	39,806,898	40,603,036	41,415,097	42,243,399	43,088,267	43,950,032	44,829,033	45,725,614	46,640,126	47,572,928	48,524,387	49,494,875	50,484,772	51,494,468	52,524,357	53,574,844	54,646,341	55,739,268	56,854,053	57,991,134	59,150,957	60,333,976	61,540,656	62,771,469	64,026,898	65,307,436	66,613,585	67,945,857	69,304,774			
Kaufman County	38,261,148	39,026,371	39,806,898	40,603,036	41,415,097	42,243,399	43,088,267	43,950,032	44,829,033	45,725,614	46,640,126	47,572,928	48,524,387	49,494,875	50,484,772	51,494,468	52,524,357	53,574,844	54,646,341	55,739,268	56,854,053	57,991,134	59,150,957	60,333,976	61,540,656	62,771,469	64,026,898	65,307,436	66,613,585	67,945,857	69,304,774			
College	38,261,148	39,026,371	39,806,898	40,603,036	41,415,097	42,243,399	43,088,267	43,950,032	44,829,033	45,725,614	46,640,126	47,572,928	48,524,387	49,494,875	50,484,772	51,494,468	52,524,357	53,574,844	54,646,341	55,739,268	56,854,053	57,991,134	59,150,957	60,333,976	61,540,656	62,771,469	64,026,898	65,307,436	66,613,585	67,945,857	69,304,774			
Kaufman ISD	38,261,148	39,026,371	39,806,898	40,603,036	41,415,097	42,243,399	43,088,267	43,950,032	44,829,033	45,725,614	46,640,126	47,572,928	48,524,387	49,494,875	50,484,772	51,494,468	52,524,357	53,574,844	54,646,341	55,739,268	56,854,053	57,991,134	59,150,957	60,333,976	61,540,656	62,771,469	64,026,898	65,307,436	66,613,585	67,945,857	69,304,774			
TAXABLE VALUE INCREMENT																																		
City of Kaufman	0	765,223	1,545,750	2,341,888	3,153,949	3,982,251	4,827,119	5,688,884	6,567,885	7,464,466	8,378,978	9,311,780	10,263,239	11,233,727	12,223,624	13,233,320	14,263,209	15,313,696	16,385,193	17,478,120	18,592,905	19,729,986	20,889,809	22,072,828	23,279,508	24,510,321	25,765,750	27,046,288	28,352,437	29,684,709	31,043,626			
Kaufman County	0	765,223	1,545,750	2,341,888	3,153,949	3,982,251	4,827,119	5,688,884	6,567,885	7,464,466	8,378,978	9,311,780	10,263,239	11,233,727	12,223,624	13,233,320	14,263,209	15,313,696	16,385,193	17,478,120	18,592,905	19,729,986	20,889,809	22,072,828	23,279,508	24,510,321	25,765,750	27,046,288	28,352,437	29,684,709	31,043,626			
College	0	765,223	1,545,750	2,341,888	3,153,949	3,982,251	4,827,119	5,688,884	6,567,885	7,464,466	8,378,978	9,311,780	10,263,239	11,233,727	12,223,624	13,233,320	14,263,209	15,313,696	16,385,193	17,478,120	18,592,905	19,729,986	20,889,809	22,072,828	23,279,508	24,510,321	25,765,750	27,046,288	28,352,437	29,684,709	31,043,626			
Kaufman ISD	0	765,223	1,545,750	2,341,888	3,153,949	3,982,251	4,827,119	5,688,884	6,567,885	7,464,466	8,378,978	9,311,780	10,263,239	11,233,727	12,223,624	13,233,320	14,263,209	15,313,696	16,385,193	17,478,120	18,592,905	19,729,986	20,889,809	22,072,828	23,279,508	24,510,321	25,765,750	27,046,288	28,352,437	29,684,709	31,043,626			
REVENUE A																																		
TAXABLE VALUE GROWTH																																		
City of Kaufman	0	5,376	10,859	16,452	22,156	27,975	33,910	39,964	46,139	52,437	58,861	65,414	72,098	78,916	85,870	92,963	100,198	107,577	115,104	122,782	130,613	138,601	146,749	155,059	163,536	172,183	181,002	189,997	199,173	208,532	218,078	3,058,575	City of Kaufman	
Kaufman County	0	3,746	7,566	11,464	15,439	19,493	23,629	27,847	32,150	36,539	41,015	45,581	50,239	54,989	59,835	64,777	69,818	74,961	80,206	85,555	91,012	96,578	102,256	108,046	113,953	119,978	126,123	132,392	138,785	145,307	151,959	2,131,236	City of Kaufman	
College	0	970	1,959	2,968	3,997	5,047	6,118	7,210	8,324	9,460	10,620	11,802	13,008	14,238	15,492	16,772	18,077	19,409	20,767	22,152	23,565	25,006	26,476	27,975	29,504	31,064	32,656	34,278	35,934	37,622	39,345	551,814	Kaufman County	
Kaufman ISD	0	11,172	22,568	34,192	46,048	58,141	70,476	83,058	95,891	108,981	122,333	135,952	149,843	164,012	178,465	193,206	208,243	223,580	239,224	255,181	271,456	288,058	304,991	322,263	339,881	357,851	376,180	394,876	413,946	433,397	453,237	6,356,701	Kaufman ISD	
npv @ 6%	3,704,129	0	21,263	42,952	65,075	87,640	110,656	134,133	158,079	182,504	207,417	232,829	258,749	285,188	312,155	339,662	367,718	396,336	425,526	455,300	485,670	516,647	548,243	580,471	613,344	646,875	681,076	715,961	751,543	787,838	824,858	862,619	12,098,326	
REVENUE #1 - RETAIL																																		
REAL PROPERTY TAX	0	110,000	825,000	1,210,000	1,990,000	17,840,000	27,377,500	31,240,000	50,765,000	59,915,000	68,290,000	69,655,800	71,048,916	72,469,894	73,919,292	75,397,678	76,905,632	78,443,744	80,012,619	81,612,872	83,245,129	84,910,032	86,608,232	88,340,397	90,107,205	91,909,349	93,747,536	95,622,487	97,534,936	99,485,635	101,475,348			
BUSINESS PERSONAL PROPERTY	0	15,000	112,500	165,000	1,500,000	2,182,500	3,146,250	3,920,000	5,950,000	7,041,250	7,830,000	7,986,600	8,146,332	8,309,259	8,475,444	8,644,953	8,817,852	8,994,209	9,174,093	9,357,575	9,544,726	9,735,621	9,930,333	10,128,940	10,331,519	10,538,149	10,748,912	10,963,890	11,183,168	11,406,831	11,634,968			
City of Kaufman	0	878	6,586	9,659	94,766	140,656	214,426	246,995	578,815	470,361	534,735	545,430	556,339	567,465	578,815	590,391	602,199	614,243	626,528	639,058	651,839	664,876	678,174	691,737	705,572	719,683	734,077	748,759	763,734	779,008	794,589	15,369,997	City of Kaufman	
Kaufman County	0	612	4,589	6,731	66,034	98,010	149,414	172,108	277,620	327,751	372,607	380,060	387,616	395,414	403,322	411,389	419,616	428,009	436,569	445,300	454,206	463,290	472,556	482,007	491,648	501,481	511,510	521,740	532,175	542,819	553,675	10,709,923	Kaufman County	
College	0	158	1,188	1,743	17,097	25,377	38,686	44,562	71,881	84,860	96,474	98,404	100,372	102,379	104,427	106,516	108,619	110,819	113,035	115,296	117,602	119,954	122,353	124,800	127,296	129,842	132,439	135,088	137,789	140,545	143,356	2,772,984	College	
Kaufman ISD	0	1,825	13,688	20,075	196,954	292,329	445,647	513,336	828,039	977,561	1,111,352	1,133,579	1,156,251	1,179,376	1,202,963																			

Financial Feasibility Analysis

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

[illegible]

30 YEAR - RETAIL : INPUT & OUTPUT

INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Kaufman	0.70249000	75%	0.5268675
Kaufman County	0.48950000	50%	0.2447500
College	0.12674000	0%	0.0000000
Kaufman ISD	1.46000000	0%	0.0000000
	2.77873000		0.7716175

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Kaufman	0.70249000	0%	0.0000000
Kaufman County	0.48950000	0%	0.0000000
College	0.12674000	0%	0.0000000
Kaufman ISD	1.46000000	0%	0.0000000
	2.77873000		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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Retail		Year	AREA SF	REAL PROPERTY		PERSONAL PROPERTY		SALES	
				\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
1	Restaurant	2016	2,000	\$ 110.00	\$ 220,000	\$ 15.00	\$ 30,000	\$ 500.00	\$ 1,000,000
2	Retail-Strip	2017	12,000	\$ 110.00	\$ 1,320,000	\$ 15.00	\$ 180,000	\$ 300.00	\$ 3,600,000
3	Big Box-Retail	2019	150,000	\$ 110.00	\$ 16,500,000	\$ 15.00	\$ 2,250,000	\$ 300.00	\$ 45,000,000
4	Pads-Retail	2019	22,000	\$ 200.00	\$ 4,400,000	\$ 15.00	\$ 330,000	\$ 300.00	\$ 6,600,000
5	Restaurant	2020	5,000	\$ 250.00	\$ 1,250,000	\$ 15.00	\$ 75,000	\$ 500.00	\$ 2,500,000
6	Retail	2021	40,000	\$ 200.00	\$ 8,000,000	\$ 15.00	\$ 600,000	\$ 300.00	\$ 12,000,000
7	Retail-Strip	2022	14,000	\$ 150.00	\$ 2,100,000	\$ 15.00	\$ 210,000	\$ 300.00	\$ 4,200,000
8	Restaurant	2022	4,000	\$ 250.00	\$ 1,000,000	\$ 16.00	\$ 64,000	\$ 500.00	\$ 2,000,000
9	Strip w Anchor-Retail	2023	175,000	\$ 180.00	\$ 31,500,000	\$ 17.00	\$ 2,975,000	\$ 300.00	\$ 52,500,000
10	Retail Lot 1	2023	10,000	\$ 200.00	\$ 2,000,000	\$ 18.00	\$ 180,000	\$ 300.00	\$ 3,000,000
TOTAL			434,000		68,290,000		6,894,000		132,400,000

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Kaufman	67.0%	\$ 92,408,221	=	\$ 13,782,961	+	\$ 1,587,036	+	\$ 77,038,224
Kaufman County	7.8%	\$ 10,709,923	=	\$ 9,604,065	+	\$ 1,105,858	+	\$ -
College	2.0%	\$ 2,772,984	=	\$ 2,486,658	+	\$ 286,326	+	\$ -
Kaufman ISD	23.2%	\$ 31,943,794	=	\$ 28,645,422	+	\$ 3,298,372	+	\$ -
	100.0%	\$ 137,834,922		\$ 54,519,106		\$ 6,277,592		\$ 77,038,224
		100.0%		39.6%		4.6%		55.9%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Kaufman	100.0%	\$ 10,337,221	=	\$ 10,337,221	+	\$ -	+	\$ -
Kaufman County	0.0%	\$ 4,802,032	=	\$ 4,802,032	+	\$ -	+	\$ -
College	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Kaufman ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 15,139,253		\$ 15,139,253		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Kaufman	66.9%	\$ 82,071,001	=	\$ 3,445,740	+	\$ 1,587,036	+	\$ 77,038,224
Kaufman County	4.8%	\$ 5,907,890	=	\$ 4,802,032	+	\$ 1,105,858	+	\$ -
College	2.3%	\$ 2,772,984	=	\$ 2,486,658	+	\$ 286,326	+	\$ -
Kaufman ISD	26.0%	\$ 31,943,794	=	\$ 28,645,422	+	\$ 3,298,372	+	\$ -
	100.0%	\$ 122,695,669		\$ 39,379,853		\$ 6,277,592		\$ 77,038,224
		100.0%		32.1%		5.1%		62.8%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
TOTAL TAX REVENUE																																	
REAL PROPERTY	% OCCUPIED	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
	Taxable Value	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	PV	-	110,000	825,000	1,210,000	11,990,000	17,840,000	27,377,500	31,240,000	50,765,000	59,915,000	68,290,000	69,655,800	71,048,916	72,469,894	73,919,292	75,397,678	76,905,632	78,443,744	80,012,619	81,612,872	83,245,129	84,910,032	86,608,232	88,340,397	90,107,205	91,909,349	93,747,536	95,622,487	97,534,936	99,485,635	101,475,348	
	City of Kaufman	4,586,467	-	773	5,796	8,500	84,229	125,324	192,324	219,458	356,619	420,897	479,730	489,325	499,112	509,094	519,276	529,661	540,254	551,059	562,081	573,322	584,789	596,484	608,414	620,582	632,994	645,654	658,567	671,738	685,173	698,877	712,854
	Kaufman County	3,195,883	-	538	4,038	5,923	58,691	87,327	134,013	152,920	248,495	293,284	334,280	340,965	347,784	354,740	361,835	369,072	376,453	383,982	391,662	399,495	407,485	415,635	423,947	432,426	441,075	449,896	458,894	468,072	477,434	486,982	496,722
College	827,489	-	139	1,046	1,534	15,196	22,610	34,698	39,594	64,340	75,936	86,551	88,282	90,047	91,848	93,685	95,559	97,470	99,420	101,408	103,436	105,505	107,615	109,767	111,963	114,202	116,486	118,816	121,192	123,616	126,088		
Kaufman ISD	9,532,153	-	1,606	12,045	17,666	175,054	260,464	399,712	456,104	741,169	874,759	997,034	1,016,975	1,037,314	1,058,060	1,079,222	1,100,806	1,122,822	1,145,279	1,168,184	1,191,548	1,215,379	1,239,686	1,264,480	1,289,770	1,315,565	1,341,876	1,368,714	1,396,088	1,424,010	1,452,490	1,481,540	
Total	18,141,973	-	3,057	22,825	33,623	333,170	495,725	760,747	868,075	1,410,622	1,664,876	1,897,595	1,935,547	1,974,258	2,013,743	2,054,018	2,095,098	2,137,000	2,179,740	2,223,335	2,267,801	2,313,157	2,359,421	2,406,609	2,454,741	2,503,836	2,553,813	2,604,991	2,657,091	2,710,233	2,764,437	2,819,726	
PERSONAL PROPERTY	% OCCUPIED	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	-	15,000	112,500	165,000	1,500,000	2,182,500	3,146,250	3,920,000	5,950,000	7,041,250	7,830,000	7,988,600	8,146,332	8,309,259	8,475,444	8,644,953	8,817,852	8,994,209	9,174,093	9,357,575	9,544,726	9,735,621	9,930,333	10,128,940	10,331,519	10,538,149	10,746,912	10,963,890	11,183,168	11,406,831	11,634,968	
	PV	-	530,213	369,456	95,669	1,161,692	2,097,279	-	105	790	1,159	10,537	15,332	22,102	27,538	41,798	49,464	55,005	56,105	57,227	58,372	59,539	60,730	61,945	63,183	64,447	65,736	67,051	68,392	69,760	71,155	72,578	74,029
	City of Kaufman	530,213	-	105	790	1,159	10,537	15,332	22,102	27,538	41,798	49,464	55,005	56,105	57,227	58,372	59,539	60,730	61,945	63,183	64,447	65,736	67,051	68,392	69,760	71,155	72,578	74,029	75,510	77,020	78,561	80,132	
	Kaufman County	369,456	-	73	551	808	7,343	10,683	15,401	19,188	29,125	34,467	38,328	39,094	39,876	40,674	41,487	42,317	43,163	44,027	44,907	45,805	46,721	47,656	48,609	49,581	50,573	51,584	52,616	53,668	54,742	55,836	
College	95,669	-	19	143	209	1,901	2,766	3,968	4,968	7,541	8,924	9,924	10,122	10,325	10,531	10,742	10,957	11,176	11,399	11,627	11,860	12,097	12,339	12,586	12,837	13,094	13,356	13,623	13,896	14,174	14,457		
Kaufman ISD	1,161,692	-	219	1,643	2,409	21,900	31,865	45,935	57,232	86,870	102,802	114,318	116,604	118,936	121,315	123,741	126,216	128,741	131,315	133,942	136,621	139,353	142,140	144,983	147,883	150,840	153,857	156,934	160,073	163,274	166,540		
Total	2,097,279	-	417	3,126	4,585	41,681	60,646	87,426	108,926	165,334	195,657	217,575	221,926	226,365	230,892	235,510	240,220	245,024	249,925	254,923	260,022	265,222	270,527	275,937	281,456	287,085	292,827	298,683	304,657	310,750	316,965		
SALES TAX	% OCCUPIED	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	500,000	2,550,000	3,700,000	30,400,000	44,550,000	64,075,000	70,800,000	103,100,000	118,525,000	132,400,000	135,048,000	137,748,960	140,503,939	143,314,018	146,180,298	149,103,904	152,085,982	155,127,702	158,230,256	161,394,861	164,622,758	167,915,214	171,273,518	174,698,988	178,192,968	181,756,827	185,391,964	189,099,803	192,881,799	196,739,435		
	PV	-	26,962,622	-	10,000	51,000	74,000	608,000	891,000	1,281,500	1,416,000	2,062,000	2,370,500	2,648,000	2,790,960	2,754,979	2,810,079	2,866,280	2,923,660	2,982,078	3,041,720	3,102,554	3,164,605	3,227,897	3,292,455	3,358,304	3,425,470	3,493,980	3,563,859	3,635,137	3,707,839		
	City of Kaufman	26,962,622	-	10,000	51,000	74,000	608,000	891,000	1,281,500	1,416,000	2,062,000	2,370,500	2,648,000	2,790,960	2,754,979	2,810,079	2,866,280	2,923,660	2,982,078	3,041,720	3,102,554	3,164,605	3,227,897	3,292,455	3,358,304	3,425,470	3,493,980	3,563,859	3,635,137	3,707,839	3,781,896	3,857,636	
	Kaufman County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Kaufman ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY	PV	-	31,079,202	-	10,878	57,586	83,659	702,766	1,031,656	1,495,926	1,662,995	2,460,417	2,840,861	3,182,735	3,246,390	3,311,318	3,377,544	3,445,095	3,513,997	3,584,277	3,655,963	3,729,082	3,803,663	3,879,737	3,957,331	4,036,478	4,117,208	4,199,552	4,283,543	4,369,214	4,456,598	4,545,730	
	City of Kaufman	31,079,202	-	10,878	57,586	83,659	702,766	1,031,656	1,495,926	1,662,995	2,460,417	2,840,861	3,182,735	3,246,390	3,311,318	3,377,544	3,445,095	3,513,997	3,584,277	3,655,963	3,729,082	3,803,663	3,879,737	3,957,331	4,036,478	4,117,208	4,199,552	4,283,543	4,369,214	4,456,598	4,545,730	4,636,644	
	Kaufman County	3,965,339	-	612	4,589	6,731	66,034	98,010	149,414	172,108	277,820	327,751	372,687	380,060	387,661	395,414	403,322	411,389	419,616	428,009	436,569	445,300	454,206	463,290	472,556	482,007	491,648	501,481	511,510	521,740	532,175	542,819	
	College	923,128	-	158	1,188	1,743	17,097	25,377	38,686	44,562	71,881	84,660	96,474	98,404	100,372	102,379	104,427	106,516	108,646	110,819	113,035	115,296	117,602	119,954	122,353	124,800	127,296	129,842	132,439	135,088	137,789	140,545	
	Kaufman ISD	10,634,105	-	1,825	13,688	20,075	196,954	292,329	445,647	513,336	828,039	977,561	1,111,352	1,133,579	1,156,251	1,179,376	1,202,963	1,227,022	1,251,563	1,276,584	1,302,126	1,328,169	1,354,732	1,381,827	1,409,463	1,437,652	1,466,405	1,495,733	1,525,648	1,556,161	1,587,284	1,619,030	
Total	46,201,774	-	13,473	77,051	112,208	982,851	1,447,371	2,129,673	2,393,001	3,637,857	4,231,033	4,763,169	4,854,433	4,955,601	5,054,713	5,155,808	5,258,924	5,364,102	5,471,384	5,580,812													

30 YEAR - OFFICE : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Kaufman	0.70249000	75%	0.5268675
Kaufman County	0.48950000	50%	0.2447500
College	0.12674000	0%	0.0000000
Kaufman ISD	1.46000000	0%	0.0000000
	2.77873000		0.7716175

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Kaufman	0.70249000	0%	0.0000000
Kaufman County	0.48950000	0%	0.0000000
College	0.12674000	0%	0.0000000
Kaufman ISD	1.46000000	0%	0.0000000
	2.77873000		0.0000000

Sales Tax Rate	0.02000000	0.00%	0.00000000
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Office		Year	AREA SF	REAL PROPERTY \$ / SF TAX VALUE		PERSONAL PROPERTY \$ / SF TAX VALUE		SALES \$ / SF TAX VALUE	
9	Office	2020	29,000	\$ 135.00	\$ 3,915,000	\$ 5.00	\$ 145,000	\$ -	\$ -
10	Office	2020	5,000	\$ 135.00	\$ 675,000	\$ 5.00	\$ 25,000		
11	Office Lot 2	2024	12,000	\$ 135.00	\$ 1,620,000	\$ 5.00	\$ 60,000		
TOTAL			46,000		6,210,000		230,000		-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Kaufman	25.3%	\$ 1,289,526	=	\$ 1,243,472	+	\$ 46,055	+	\$ -
Kaufman County	17.6%	\$ 898,551	=	\$ 866,460	+	\$ 32,091	+	\$ -
College	4.6%	\$ 232,650	=	\$ 224,341	+	\$ 8,309	+	\$ -
Kaufman ISD	52.5%	\$ 2,680,050	=	\$ 2,584,334	+	\$ 95,716	+	\$ -
	100.0%	\$ 5,100,777		\$ 4,918,607		\$ 182,171		\$ -
		100.0%		96.4%		3.6%		0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Kaufman	68.3%	\$ 932,604	=	\$ 932,604	+	\$ -	+	\$ -
Kaufman County	31.7%	\$ 433,230	=	\$ 433,230	+	\$ -	+	\$ -
College	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Kaufman ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 1,365,834		\$ 1,365,834		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Kaufman	9.6%	\$ 356,922	=	\$ 310,868	+	\$ 46,055	+	\$ -
Kaufman County	12.5%	\$ 465,321	=	\$ 433,230	+	\$ 32,091	+	\$ -
College	6.2%	\$ 232,650	=	\$ 224,341	+	\$ 8,309	+	\$ -
Kaufman ISD	71.8%	\$ 2,680,050	=	\$ 2,584,334	+	\$ 95,716	+	\$ -
	100.0%	\$ 3,734,944		\$ 3,552,773		\$ 182,171		\$ -
		100.0%		95.1%		4.9%		0.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS																																	
Calendar Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
TOTAL TAX REVENUE																																	
REAL PROPERTY	% OCCUPIED	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	-	-	-	-	-	2,295,000	3,442,500	4,590,000	4,590,000	5,400,000	5,805,000	6,210,000	6,334,200	6,460,884	6,590,102	6,721,904	6,856,342	6,993,469	7,133,338	7,276,005	7,421,525	7,569,955	7,721,354	7,875,782	8,033,297	8,193,963	8,357,842	8,524,999	8,695,499	8,869,409	9,046,797	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		417,761	-	-	-	-	16,122	24,183	32,244	32,244	37,934	40,780	43,625	44,497	45,387	46,295	47,221	48,165	49,128	50,111	51,113	52,135	53,178	54,242	55,327	56,433	57,562	58,713	59,887	61,085	62,307	63,553	1,243,472
PERSONAL PROPERTY	% OCCUPIED	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	-	-	-	-	-	85,000	127,500	170,000	170,000	200,000	215,000	230,000	234,600	239,292	244,078	248,959	253,939	259,017	264,198	269,482	274,871	280,369	285,976	291,696	297,530	303,480	309,550	315,741	322,056	328,497	335,067	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		15,473	-	-	-	-	597	896	1,194	1,194	1,405	1,510	1,616	1,648	1,681	1,715	1,749	1,784	1,820	1,856	1,893	1,931	1,970	2,009	2,049	2,090	2,132	2,175	2,218	2,262	2,308	2,354	46,055
SALES TAX	% OCCUPIED	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		32,157	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY		PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
REAL PROPERTY	% OCCUPIED	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	-	-	-	-	-	2,295,000	3,442,500	4,590,000	4,590,000	5,400,000	5,805,000	6,210,000	6,334,200	6,460,884	6,590,102	6,721,904	6,856,342	6,993,469	7,133,338	7,276,005	7,421,525	7,569,955	7,721,354	7,875,782	8,033,297	8,193,963	8,357,842	8,524,999	8,695,499	8,869,409	9,046,797	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		313,321	-	-	-	-	12,092	18,137	24,183	24,183	28,451	30,585	32,718	33,373	34,040	34,721	35,416	36,124	36,846	37,583	38,335	39,102	39,884	40,681	41,495	42,325	43,171	44,035	44,915	45,814	46,730	47,665	932,604
PERSONAL PROPERTY	% OCCUPIED	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	-	-	-	-	-	85,000	127,500	170,000	170,000	200,000	215,000	230,000	234,600	239,292	244,078	248,959	253,939	259,017	264,198	269,482	274,871	280,369	285,976	291,696	297,530	303,480	309,550	315,741	322,056	328,497	335,067	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		145,549	-	-	-	-	5,617	8,426	11,234	11,234	13,217	14,208	15,199	15,503	15,813	16,129	16,452	16,781	17,117	17,459	17,808	18,164	18,527	18,898	19,276	19,661	20,055	20,456	20,865	21,282	21,708	22,142	433,230
SALES TAX	% OCCUPIED	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		900,398	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY		PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
REAL PROPERTY	% OCCUPIED	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	-	-	-	-	-	2,295,000	3,442,500	4,590,000	4,590,000	5,400,000	5,805,000	6,210,000	6,334,200	6,460,884	6,590,102	6,721,904	6,856,342	6,993,469	7,133,338	7,276,005	7,421,525	7,569,955	7,721,354	7,875,782	8,033,297	8,193,963	8,357,842	8,524,999	8,695,499	8,869,409	9,046,797	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		119,913	-	-	-	-	6,941	9,255																									

30 YEAR - RESIDENTIAL : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Kaufman	0.70249000	75%	0.5268675
Kaufman County	0.48950000	50%	0.2447500
College	0.12674000	0%	0.0000000
Kaufman ISD	1.46000000	0%	0.0000000
	2.77873000		0.7716175

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Kaufman	0.70249000	0%	0.0000000
Kaufman County	0.48950000	0%	0.0000000
College	0.12674000	0%	0.0000000
Kaufman ISD	1.46000000	0%	0.0000000
	2.77873000		0.0000000

SALES TAX RATE	0.0200000	0.00%	0.0000000
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MF RESIDENTIAL		Year	AREA SF	REAL PROPERTY \$ / SF TAX VALUE	PERSONAL PROPERTY \$ / SF TAX VALUE	SALES \$ / SF TAX VALUE
12	Multifamily-22UPA	2018	260,000	\$ 110 \$ 28,600,000	\$ - \$ -	\$ - \$ -
13	Multifamily-22UPA	2024	310,000	\$ 110 \$ 34,100,000	\$ - \$ -	
TOTAL			570,000	\$ 62,700,000	\$ -	\$ -

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Kaufman	25.3%	\$ 11,855,362	= \$ 11,855,362	+ \$ -	+ \$ -
Kaufman County	17.6%	\$ 8,260,900	= \$ 8,260,900	+ \$ -	+ \$ -
College	4.6%	\$ 2,138,890	= \$ 2,138,890	+ \$ -	+ \$ -
Kaufman ISD	52.5%	\$ 24,639,253	= \$ 24,639,253	+ \$ -	+ \$ -
	100.0%	\$ 46,894,406	\$ 46,894,406	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Kaufman	68.3%	\$ 8,891,522	= \$ 8,891,522	+ \$ -	+ \$ -
Kaufman County	31.7%	\$ 4,130,450	= \$ 4,130,450	+ \$ -	+ \$ -
College	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Kaufman ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 13,021,972	\$ 13,021,972	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Kaufman	8.8%	\$ 2,963,841	= \$ 2,963,841	+ \$ -	+ \$ -
Kaufman County	12.2%	\$ 4,130,450	= \$ 4,130,450	+ \$ -	+ \$ -
College	6.3%	\$ 2,138,890	= \$ 2,138,890	+ \$ -	+ \$ -
Kaufman ISD	72.7%	\$ 24,639,253	= \$ 24,639,253	+ \$ -	+ \$ -
	100.0%	\$ 33,872,434	\$ 33,872,434	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS																																
Calendar Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
TOTAL TAX REVENUE																																
REAL PROPERTY	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
	% OCCUPIED	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	-	-	-	-	-	14,300,000	21,450,000	28,600,000	45,650,000	54,175,000	62,700,000	63,954,000	65,233,080	66,537,742	67,868,496	69,225,866	70,610,384	72,022,591	73,463,043	74,932,304	76,430,950	77,959,569	79,518,761	81,109,136	82,731,318	84,385,945	86,073,664	87,795,137	89,551,040	91,342,061	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Kaufman	3,772,929	-	-	-	-	-	100,456	150,684	200,912	320,687	380,574	440,461	449,270	458,256	467,421	476,769	486,305	496,031	505,952	516,071	526,392	536,920	547,658	558,611	569,784	581,179	592,803	604,659	616,752	629,087	641,669	
Kaufman County	2,629,004	-	-	-	-	-	69,999	104,998	139,997	223,457	265,187	306,917	313,055	319,316	325,702	332,216	338,861	345,638	352,551	359,602	366,794	374,130	381,612	389,244	397,029	404,970	413,069	421,331	429,757	438,352	447,119	
College	680,694	-	-	-	-	-	18,124	27,186	36,248	57,857	68,661	79,466	81,055	82,676	84,330	86,017	87,737	89,492	91,281	93,107	94,969	96,869	98,806	100,782	102,798	104,854	106,951	109,090	111,272	113,497	115,767	
Kaufman ISD	7,841,359	-	-	-	-	-	208,780	313,170	417,560	666,490	790,955	915,420	933,728	952,403	971,451	990,880	1,010,698	1,030,912	1,051,530	1,072,560	1,094,012	1,115,892	1,138,210	1,160,974	1,184,193	1,207,877	1,232,035	1,256,675	1,281,809	1,307,445	1,333,594	
Total	14,923,987	-	-	-	-	-	397,358	596,038	794,717	1,268,490	1,505,377	1,742,264	1,777,109	1,812,651	1,848,904	1,885,882	1,923,600	1,962,072	2,001,313	2,041,340	2,082,166	2,123,810	2,166,286	2,209,612	2,253,804	2,298,880	2,344,858	2,391,755	2,439,590	2,488,382	2,538,149	
PERSONAL PROPERTY	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
	% OCCUPIED	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Kaufman	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Kaufman County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Kaufman ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
	% OCCUPIED	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Kaufman	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Kaufman County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Kaufman ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
	% OCCUPIED	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Kaufman	3,772,929	-	-	-	-	-	100,456	150,684	200,912	320,687	380,574	440,461	449,270	458,256	467,421	476,769	486,305	496,031	505,952	516,071	526,392	536,920	547,658	558,611	569,784	581,179	592,803	604,659	616,752	629,087	641,669	
Kaufman County	2,629,004	-	-	-	-	-	69,999	104,998	139,997	223,457	265,187	306,917	313,055	319,316	325,702	332,216	338,861	345,638	352,551	359,602	366,794	374,130	381,612	389,244	397,029	404,970	413,069	421,331	429,757	438,352	447,119	
College	680,694	-	-	-	-	-	18,124	27,186	36,248	57,857	68,661	79,466	81,055	82,676	84,330	86,017	87,737	89,492	91,281	93,107	94,969	96,869	98,806	100,782	102,798	104,854	106,951	109,090	111,272	113,497	115,767	
Kaufman ISD	7,841,359	-	-	-	-	-	208,780	313,170	417,560	666,490	790,955	915,420	933,728	952,403	971,451	990,880	1,010,698	1,030,912	1,051,530	1,072,560	1,094,012	1,115,892	1,138,210	1,160,974	1,184,193	1,207,877	1,232,035	1,256,675	1,281,809	1,307,445	1,333,594	
Total	14,923,987	-	-	-	-	-	397,358	596,038	794,717	1,268,490	1,505,377	1,742,264	1,777,109	1,812,651	1,848,904	1,885,882	1,923,600	1,962,072	2,001,313	2,												

30 SINGLE FAMILY : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Kaufman	0.70249000	75%	0.5268675
Kaufman County	0.48950000	50%	0.2447500
College	0.12674000	0%	0.0000000
Kaufman ISD	1.46000000	0%	0.0000000
	2.77873000		0.7716175

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Kaufman	0.70249000	0%	0.0000000
Kaufman County	0.48950000	0%	0.0000000
College	0.12674000	0%	0.0000000
Kaufman ISD	1.46000000	0%	0.0000000
	2.77873000		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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SF RESIDENTIAL		Year	AREA SF	REAL PROPERTY		PERSONAL PROPERTY		SALES	
				\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
14	Singlefamily	2021	588,800	\$ 110.00	\$ 64,768,000	\$ -	\$ -		\$ -
14	Singlefamily	2024	780,000	\$ 110.00	\$ 85,800,000		\$ -		\$ -
TOTAL			1,368,800		150,568,000		-		-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY		SALES	
City of Kaufman	25.3%	\$ 26,128,758	=	\$ 26,128,758	+	\$ -	+
Kaufman County	17.6%	\$ 18,206,703	=	\$ 18,206,703	+	\$ -	+
College	4.6%	\$ 4,714,030	=	\$ 4,714,030	+	\$ -	+
Kaufman ISD	52.5%	\$ 54,303,956	=	\$ 54,303,956	+	\$ -	+
	100.0%	\$ 103,353,447		\$ 103,353,447		\$ -	
		100.0%		100.0%		0.0%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY		SALES	
City of Kaufman	68.3%	\$ 19,596,568	=	\$ 19,596,568	+	\$ -	+
Kaufman County	31.7%	\$ 9,103,352	=	\$ 9,103,352	+	\$ -	+
College	0.0%	\$ -	=	\$ -	+	\$ -	+
Kaufman ISD	0.0%	\$ -	=	\$ -	+	\$ -	+
	100.0%	\$ 28,699,920		\$ 28,699,920		\$ -	
		100.0%		100.0%		0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY		SALES	
City of Kaufman	8.8%	\$ 6,532,189	=	\$ 6,532,189	+	\$ -	+
Kaufman County	12.2%	\$ 9,103,352	=	\$ 9,103,352	+	\$ -	+
College	6.3%	\$ 4,714,030	=	\$ 4,714,030	+	\$ -	+
Kaufman ISD	72.7%	\$ 54,303,956	=	\$ 54,303,956	+	\$ -	+
	100.0%	\$ 74,653,527		\$ 74,653,527		\$ -	
		100.0%		100.0%		0.0%	0.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

[illegible]

30 HOTEL : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Kaufman	0.7024900	75%	0.5268675
Kaufman County	0.4895000	0%	0.0000000
College	0.1267400	0%	0.0000000
Kaufman ISD	1.4600000	0%	0.0000000
	2.77873000		0.5268675

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Kaufman	0.70249000	0%	0.0000000
Kaufman County	0.48950000	0%	0.0000000
College	0.12674000	0%	0.0000000
Kaufman ISD	1.46000000	0%	0.0000000
	2.77873000		0.0000000

Sales Tax Rate	0.0200000	50.00%	0.0100000
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Hotel	Year	AREA SF	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Hotel	2020	60,000	\$ 110.00	\$ 6,600,000	\$ -	\$ -		\$ -
TOTAL		60,000		6,600,000		-		-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
City of Kaufman	57.4%	\$ 2,601,412	=	\$ 1,505,131	+	\$ 1,096,281
Kaufman County	17.6%	\$ 795,900	=	\$ 795,900	+	\$ -
College	15.2%	\$ 687,058	=	\$ 687,058	+	\$ -
Kaufman ISD	9.9%	\$ 449,111	=	\$ 449,111	+	\$ -
	100.0%	\$ 4,533,481		\$ -		\$ 1,096,281
		100.0%		75.8%	0.0%	24.2%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
City of Kaufman	100.0%	\$ 2,053,272	=	\$ 1,505,131	+	\$ 548,140
Kaufman County	0.0%	\$ -	=	\$ -	+	\$ -
College	0.0%	\$ -	=	\$ -	+	\$ -
Kaufman ISD	0.0%	\$ -	=	\$ -	+	\$ -
	100.0%	\$ 2,053,272		\$ -		\$ 548,140
		100.0%		73.3%	0.0%	26.7%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
City of Kaufman	22.1%	\$ 548,140	=	\$ -	+	\$ 548,140
Kaufman County	32.1%	\$ 795,900	=	\$ 795,900	+	\$ -
College	27.7%	\$ 687,058	=	\$ 687,058	+	\$ -
Kaufman ISD	18.1%	\$ 449,111	=	\$ 449,111	+	\$ -
	100.0%	\$ 2,480,209		\$ -		\$ 548,140
		100.0%		77.9%	0.0%	22.1%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31			
TOTAL TAX REVENUE																																			
REAL PROPERTY	% OCCUPIED	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045			
	Taxable Value	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%			
		-	-	-	-	3,300,000	4,950,000	6,600,000	6,732,000	6,866,640	7,003,973	7,144,052	7,286,933	7,432,672	7,581,325	7,732,952	7,887,611	8,045,363	8,206,270	8,370,396	8,537,804	8,708,560	8,882,731	9,060,386	9,241,593	9,426,425	9,614,954	9,807,253	10,003,398	10,203,466	10,407,535	10,615,686			
	PV																																GROSS		
	City of Kaufman	411,777	-	-	-	-	16,475	24,713	32,951	33,610	34,282	34,967	35,667	36,380	37,108	37,850	38,607	39,379	40,167	40,970	41,789	42,625	43,478	44,347	45,234	46,139	47,062	48,003	48,963	49,942	50,941	51,960	52,999	1,096,607	
	Kaufman County	217,744	-	-	-	-	8,712	13,068	17,424	17,772	18,128	18,490	18,860	19,238	19,622	20,015	20,415	20,823	21,240	21,665	22,098	22,540	22,991	23,450	23,919	24,398	24,886	25,383	25,891	26,409	26,937	27,476	28,025	579,876	
	College	187,967	-	-	-	-	7,521	11,281	15,041	15,342	15,649	15,962	16,281	16,607	16,939	17,278	17,623	17,976	18,335	18,702	19,076	19,457	19,847	20,243	20,648	21,061	21,483	21,912	22,350	22,797	23,253	23,718	24,193	500,576	
	Kaufman ISD	122,869	-	-	-	-	4,916	7,374	9,832	10,029	10,229	10,434	10,642	10,855	11,072	11,294	11,520	11,750	11,985	12,225	12,469	12,719	12,973	13,233	13,497	13,767	14,043	14,323	14,610	14,902	15,200	15,504	15,814	327,213	
	Total	940,357	-	-	-	-	37,624	56,436	75,248	76,753	78,288	79,854	81,451	83,080	84,741	86,436	88,165	89,928	91,727	93,561	95,432	97,341	99,288	101,274	103,299	105,365	107,472	109,622	111,814	114,051	116,332	118,658	121,031	123,076	2,504,271
PERSONAL PROPERTY	% OCCUPIED	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%			
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	PV																																	GROSS	
	City of Kaufman	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Kaufman County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Kaufman ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	SALES TAX	% OCCUPIED	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
Taxable Value		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
PV																																		GROSS	
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY	PV																																	GROSS	
	City of Kaufman	411,777	-	-	-	-	16,475	24,713	32,951	33,610	34,282	34,967	35,667	36,380	37,108	37,850	38,607	39,379	40,167	40,970	41,789	42,625	43,478	44,347	45,234	46,139	47,062	48,003	48,963	49,942	50,941	51,960	52,999	1,096,607	
	Kaufman County	217,744	-	-	-	-	8,712	13,068	17,424	17,772	18,128	18,490	18,860	19,238	19,622	20,015	20,415	20,823	21,240	21,665	22,098	22,540	22,991	23,450	23,919	24,398	24,886	25,383	25,891	26,409	26,937	27,476	28,025	579,876	
	College	187,967	-	-	-	-	7,521	11,281	15,041	15,342	15,649	15,962	16,281	16,607	16,939	17,278	17,623	17,976	18,335	18,702	19,076	19,457	19,847	20,243	20,648	21,061	21,483	21,912	22,350	22,797	23,253	23,718	24,193	500,576	
	Kaufman ISD	122,869	-	-	-	-	4,916	7,374	9,832	10,029	10,229	10,434	10,642	10,855	11,072	11,294	11,520	11,750	11,985	12,225	12,469	12,719	12,973	13,233	13,497	13,767	14,043	14,323	14,610	14,902	15,200	15,504	15,814	327,213	
	Total	940,357	-	-	-	-	37,624	56,436	75,248	76,753	78,288	79,854	81,451	83,080	84,741	86,436	88,165	89,928	91,727	93,561	95,432	97,341	99,288	101,274	103,299	105,365	107,472	109,622	111,814	114,051	116,332	118,658	121,031	123,076	2,504,271
	PARTICIPATION																																		
	REAL PROPERTY	Taxable Value	-	-	-	-	3,300,000	4,950,000	6,600,000	6,732,000	6,866,640	7,003,973	7,144,052	7,286,933	7,432,672	7,581,325	7,732,952	7,887,611	8,045,363	8,206,270	8,370,396	8,537,804	8,708,560	8,882,731	9,060,386	9,241,593	9,426,425	9,614,954	9,807,253	10,003,398	10,203,466	10,407,535	10,615,686		
		PV																																	GROSS
City of Kaufman		411,777	-	-	-	-	16,475	24,713	32,951	33,610	34,282	34,967	35,667	36,380	37,108	37,850	38,607	39,379	40,167	40,970	41,789	42,625	43,478	44,347	45,234	46,139	47,062	48,003	48,963	49,942	50,941	51,960	52,999	1,096,607	
Kaufman County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
College		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		411,777	-	-	-	-	16,475	24,713	32,951	33,610	34,282	34,967	35,667	36,380	37,108	37,850	38,607	39,379	40,167	40,970	41,789	42,625	43,478	44,347	45,234	46,139	47,062	48,003	48,963	49,942	50,941	51,960	52,999	1,096,607	
PERSONAL PROPERTY		Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		PV																																	GROSS
	City of Kaufman	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Kaufman County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Kaufman ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		PV																																	GROSS
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY	PV																																	GROSS	
	City of Kaufman	411,777	-	-	-	-	16,475	24,713	32,951	33,610	34,282	34,967	35,667	36,380	37,108	37,850	38,607	39,379	40,167	40,970	41,789	42,625	43,478	44,347	45,234	46,139	47,062	48,003	48,963	49,942	50,941	51,960	52,999	1,096,607	
	Kaufman County	-	-	-	-	-	8,712	13,068	17,424	17,772	18,128	18,490	18,860	19,238	19,622	20,015	20,415	20,823	21,240	21,665	22,098	22,540	22,991	23,450	23,919	24,398	24,886	25,383	25,891	26,409	26,937	27,476	28,025	579,876	
	College	-	-	-	-	-	7,521	11,281	15,041	15,342	15,649	15,962	16,281	16,607	16,939	17,278	17,623	17,976	18,335	18,702	19,076	19,457	19,847	20,243	20,648	21,061	21,483	21,912	22,350	22,797	23,253	23,718	24,193	500,576	
	Kaufman ISD	-	-	-	-	-	4,916	7,374	9,832	10,029	10,229	10,434	10,642	10,855	11,072	11,294	11,520	11,750	11,985	12,225	12,469	12,719	12,973	13,233	13,497	13,767	14,043	14,323	14,610	14,902	15,200	15,504	15,814	327,213	
	Total	411,777																																	

Financial Feasibility Analysis

HOT Generated																																
Revenue Year	1 2015	2 2016	3 2017	4 2018	5 2019	6 2020	7 2021	8 2022	9 2023	10 2024	11 2025	12 2026	13 2027	14 2028	15 2029	16 2030	17 2031	18 2032	19 2033	20 2034	21 2035	22 2036	23 2037	24 2038	25 2039	26 2040	27 2041	28 2042	29 2043	30 2044	31 2045	
Hotel Rooms						120				120																						
Occupancy	0%	0%	0%	0%	0%	50%	60%	73%	73%	73%	73%	73%	73%	73%	73%	73%	73%	73%	73%	73%	73%	73%	73%	73%	73%	73%	73%	73%	73%	73%	73%	73%
Hotel Occupancy Tax																																
# of Available Rooms				-	-	43,800	43,800	43,800	43,800	43,800	43,800	43,800	43,800	43,800	43,800	43,800	43,800	43,800	43,800	43,800	43,800	43,800	43,800	43,800	43,800	43,800	43,800	43,800	43,800	43,800	43,800	43,800
# of Occupied Rooms	0	0	0	0	0	21,900	26,280	31,974	31,974	31,974	31,974	31,974	31,974	31,974	31,974	31,974	31,974	31,974	31,974	31,974	31,974	31,974	31,974	31,974	31,974	31,974	31,974	31,974	31,974	31,974	31,974	31,974
Average Daily Rate	\$ -	\$ -	\$ -	\$ 118.00	\$ 122.00	\$ 125.00	\$ 129.00	\$ 133.00	\$ 135.66	\$ 138.37	\$ 141.14	\$ 143.96	\$ 146.84	\$ 149.78	\$ 152.78	\$ 155.83	\$ 158.95	\$ 162.13	\$ 165.37	\$ 168.68	\$ 172.05	\$ 175.49	\$ 179.00	\$ 182.58	\$ 186.23	\$ 189.96	\$ 193.76	\$ 197.63	\$ 201.58	\$ 205.62	\$ 209.73	
Annual Taxable Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,737,500	\$ 3,390,120	\$ 4,252,542	\$ 4,337,593	\$ 4,424,345	\$ 4,512,832	\$ 4,603,088	\$ 4,695,150	\$ 4,789,053	\$ 4,884,834	\$ 4,982,531	\$ 5,082,181	\$ 5,183,825	\$ 5,287,501	\$ 5,393,251	\$ 5,501,117	\$ 5,611,139	\$ 5,723,362	\$ 5,837,829	\$ 5,954,585	\$ 6,073,677	\$ 6,195,151	\$ 6,319,054	\$ 6,445,435	\$ 6,574,343	\$ 6,705,830	
City Tax Rate	7%	\$ -	\$ -	\$ -	\$ -	\$ 191,625	\$ 237,308	\$ 297,678	\$ 303,631	\$ 309,704	\$ 315,898	\$ 322,216	\$ 328,660	\$ 335,234	\$ 341,938	\$ 348,777	\$ 355,753	\$ 362,868	\$ 370,125	\$ 377,528	\$ 385,078	\$ 392,780	\$ 400,635	\$ 408,648	\$ 416,821	\$ 425,157	\$ 433,661	\$ 442,334	\$ 451,180	\$ 460,204	\$ 469,408	\$ 59,484,851
State Tax Rate	6%	\$ -	\$ -	\$ -	\$ -	\$ 164,250	\$ 203,407	\$ 255,153	\$ 260,256	\$ 265,461	\$ 270,770	\$ 276,185	\$ 281,709	\$ 287,343	\$ 293,090	\$ 298,952	\$ 304,931	\$ 311,029	\$ 317,250	\$ 323,595	\$ 330,067	\$ 336,668	\$ 343,402	\$ 350,270	\$ 357,275	\$ 364,421	\$ 371,709	\$ 379,143	\$ 386,726	\$ 394,461	\$ 402,350	\$ 88,129,872
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355,875	\$ 440,716	\$ 552,830	\$ 563,887	\$ 575,165	\$ 586,668	\$ 598,401	\$ 610,369	\$ 622,577	\$ 635,028	\$ 647,729	\$ 660,684	\$ 673,897	\$ 687,375	\$ 701,123	\$ 715,145	\$ 729,448	\$ 744,037	\$ 758,918	\$ 774,096	\$ 789,578	\$ 805,370	\$ 821,477	\$ 837,907	\$ 854,665	\$ 871,758	\$ 17,614,723

Financial Feasibility Analysis

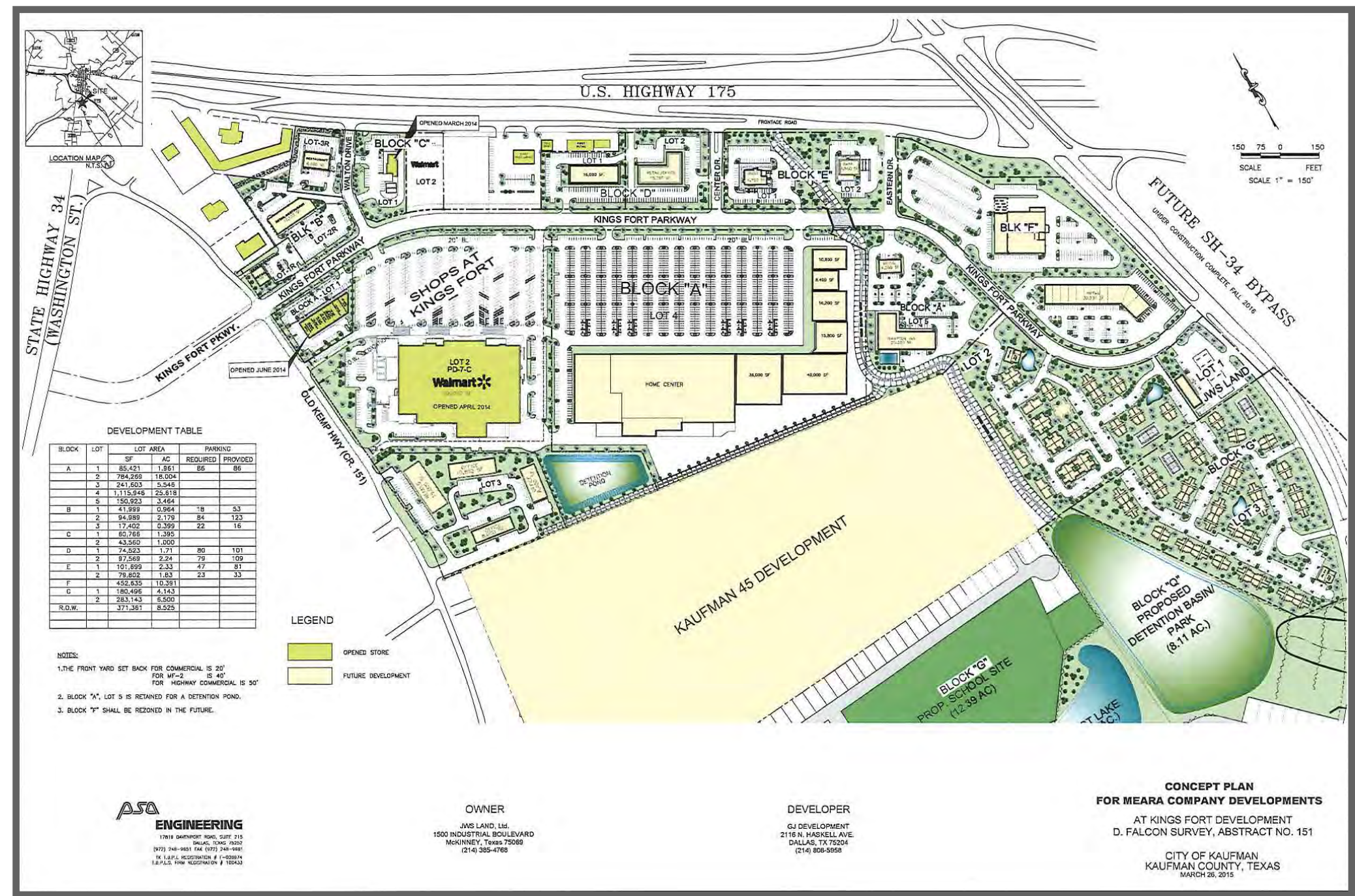
ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH																															2.00%			
DISCOUNT RATE																															6.00%			
2015-2017										2018-2038																								
REAL PROPERTY TAX										REAL PROPERTY TAX										BUSINESS PERSONAL PROPERTY TAX										SALES TAX				
City of Kaufman	0.7024900	75%	0.5268675	City of Kaufman	0.7024900	75%	0.5268675	City of Kaufman	0.7024900	0%	0.0000000	0.0200000			0.00%			0.0000000																
Kaufman County	0.4895000	50%	0.2447500	Kaufman County	0.4895000	50%	0.2447500	Kaufman County	0.4895000	0%	0.0000000																							
College	0.1267400	0%	0.0000000	College	0.1267400	0%	0.0000000	College	0.1267400	0%	0.0000000																							
Kaufman ISD	1.4600000	0%	0.0000000	Kaufman ISD	1.4600000	0%	0.0000000	Kaufman ISD	1.4600000	0%	0.0000000																							
2.7787300			0.7716175			2.7787300			0.7716175			2.7787300			0.0000000																			
REVENUE YEAR	BASE YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTALS	
	2015	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045		
BASE YEAR																																		
City of Kaufman	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148			
Kaufman County	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148			
College	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148			
Kaufman ISD	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148	38,261,148			
TAXABLE VALUE																																		
City of Kaufman	38,261,148	39,026,371	39,806,898	40,603,036	41,415,097	42,243,399	43,088,267	43,950,032	44,829,033	45,725,614	46,640,126	47,572,928	48,524,387	49,494,875	50,484,772	51,494,468	52,524,357	53,574,844	54,646,341	55,739,268	56,854,053	57,991,134	59,150,957	60,333,976	61,540,656	62,771,469	64,026,898	65,307,436	66,613,585	67,945,857	69,304,774			
Kaufman County	38,261,148	39,026,371	39,806,898	40,603,036	41,415,097	42,243,399	43,088,267	43,950,032	44,829,033	45,725,614	46,640,126	47,572,928	48,524,387	49,494,875	50,484,772	51,494,468	52,524,357	53,574,844	54,646,341	55,739,268	56,854,053	57,991,134	59,150,957	60,333,976	61,540,656	62,771,469	64,026,898	65,307,436	66,613,585	67,945,857	69,304,774			
College	38,261,148	39,026,371	39,806,898	40,603,036	41,415,097	42,243,399	43,088,267	43,950,032	44,829,033	45,725,614	46,640,126	47,572,928	48,524,387	49,494,875	50,484,772	51,494,468	52,524,357	53,574,844	54,646,341	55,739,268	56,854,053	57,991,134	59,150,957	60,333,976	61,540,656	62,771,469	64,026,898	65,307,436	66,613,585	67,945,857	69,304,774			
Kaufman ISD	38,261,148	39,026,371	39,806,898	40,603,036	41,415,097	42,243,399	43,088,267	43,950,032	44,829,033	45,725,614	46,640,126	47,572,928	48,524,387	49,494,875	50,484,772	51,494,468	52,524,357	53,574,844	54,646,341	55,739,268	56,854,053	57,991,134	59,150,957	60,333,976	61,540,656	62,771,469	64,026,898	65,307,436	66,613,585	67,945,857	69,304,774			
TAXABLE VALUE INCREMENT																																		
City of Kaufman	0	765,223	1,545,750	2,341,888	3,153,949	3,982,251	4,827,119	5,688,884	6,567,885	7,464,466	8,378,978	9,311,780	10,263,239	11,233,727	12,223,624	13,233,320	14,263,209	15,313,696	16,385,193	17,478,120	18,592,905	19,729,986	20,889,809	22,072,828	23,279,508	24,510,321	25,765,750	27,046,288	28,352,437	29,684,709	31,043,626			
Kaufman County	0	765,223	1,545,750	2,341,888	3,153,949	3,982,251	4,827,119	5,688,884	6,567,885	7,464,466	8,378,978	9,311,780	10,263,239	11,233,727	12,223,624	13,233,320	14,263,209	15,313,696	16,385,193	17,478,120	18,592,905	19,729,986	20,889,809	22,072,828	23,279,508	24,510,321	25,765,750	27,046,288	28,352,437	29,684,709	31,043,626			
College	0	765,223	1,545,750	2,341,888	3,153,949	3,982,251	4,827,119	5,688,884	6,567,885	7,464,466	8,378,978	9,311,780	10,263,239	11,233,727	12,223,624	13,233,320	14,263,209	15,313,696	16,385,193	17,478,120	18,592,905	19,729,986	20,889,809	22,072,828	23,279,508	24,510,321	25,765,750	27,046,288	28,352,437	29,684,709	31,043,626			
Kaufman ISD	0	765,223	1,545,750	2,341,888	3,153,949	3,982,251	4,827,119	5,688,884	6,567,885	7,464,466	8,378,978	9,311,780	10,263,239	11,233,727	12,223,624	13,233,320	14,263,209	15,313,696	16,385,193	17,478,120	18,592,905	19,729,986	20,889,809	22,072,828	23,279,508	24,510,321	25,765,750	27,046,288	28,352,437	29,684,709	31,043,626			
REVENUE A																																		
TAXABLE VALUE GROWTH																																		
City of Kaufman	0	4,032	8,144	12,339	16,617	20,981	25,433	29,973	34,604	39,328	44,146	49,061	54,074	59,187	64,402	69,722	75,148	80,683	86,328	92,087	97,960	103,951	110,062	116,295	122,652	129,137	135,751	142,498	149,380	156,399	163,559	2,293,931	City of Kaufman	
Kaufman County	0	1,873	3,783	5,732	7,719	9,747	11,814	13,924	16,075	18,269	20,508	22,791	25,119	27,495	29,917	32,389	34,909	37,480	40,103	42,778	45,506	48,289	51,128	54,023	56,977	59,989	63,062	66,196	69,393	72,653	75,979	1,065,618	Kaufman County	
College	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	College
Kaufman ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Kaufman ISD
npv @ 6%																																		
1,028,589	0	5,905	11,927	18,070	24,336	30,728	37,247	43,896	50,679	57,597	64,654	71,851	79,193	86,681	94,320	102,111	110,057	118,163	126,431	134,864	143,466	152,240	161,189	170,318	179,629	189,126	198,813	208,694	218,772	229,052	239,538	3,359,549		
REVENUE #1 - RETAIL																																		
REAL PROPERTY TAX	0	110,000	825,000	1,210,000	11,990,000	17,840,000	27,377,500	31,240,000	50,765,000	59,915,000	68,290,000	69,655,800	71,048,916	72,469,894	73,919,282	75,397,678	76,905,632	78,443,744	80,012,619	81,612,872	83,245,129	84,910,032	86,608,232	88,340,397	90,107,205	91,909,349	93,747,536	95,622,487	97,534,936	99,485,635	101,475,348			
BUSINESS PERSONAL PROPERTY	0	15,000	112,500	165,000	1,500,000	2,182,500	3,146,250	3,920,000	5,950,000	7,041,250	7,830,000	7,986,600	8,146,332	8,309,259	8,475,444	8,644,953	8,817,852	8,994,209	9,174,093	9,357,575	9,544,726	9,735,621	9,930,333	10,128,940	10,331,519	10,538,149	10,748,912	10,963,890	11,183,168	11,406,831	11,634,968			
City of Kaufman	0	580	4,347	6,375	63,171	93,993	144,243	164,593	267,464	315,673	359,798	366,994	374,334	381,820	389,457	397,246	405,191	413,295	421,560	429,992	438,592	447,363	456,311	465,437	474,746	484,240	493,925	503,804	513,880	524,157	534,641	10,337,221	City of Kaufman	
Kaufman County	0	269	2,019	2,961	29,346	43,663	67,006	76,460	124,247	146,642	167,140	170,483	173,892	177,370	180,917	184,536	188,227	191,991	195,831	199,748	203,742	207,817	211,974	216,213	220,537	224,948	229,447	234,036	238,717	243,491	248,361	4,802,032	Kaufman County	
College	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	College	
Kaufman ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Kaufman ISD
npv @ 6%																																		
5,037,792	0	849	6,366	9,337	92,517	137,657	211,250	241,053	391,712	462,315	526,938	537,476	548,226	559,190	570,374	581,782	593,417	605,286	617,391	629,739	642,334	655,181	668,284	681,650	695,283	709,189	723,372	737,840	752,597	767,649	783,002			

Financial Feasibility Analysis

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

[illegible]



Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #1 in Years:

The TIRZ has a 31-year term and is scheduled to end on December 31, 2045.

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone's project and financing plan.

APPENDIX A - CURRENT PROPERTY OWNERSHIP

ID	OWNER	ACRES	EX	LEGAL 1	LAND VALUE	IMPRV VALUE	TOTAL VALE	AG EX	TAXABLE VALUE
5280	CITY OF KAUFMAN	5.986	EXEMPTPROP	D FALCON	\$ 79,870	\$ 2,211,680	\$ 2,291,550		\$ -
16893	STATE OF TEXAS	7.86	EXEMPTPROP	L YORK	\$ 143,130	\$ -	\$ 143,130		\$ -
3866	AUTOMOTIVE PROPERTIES LP	0.9359	COMM	A L CARTER	\$ 122,300	\$ 52,530	\$ 174,830		\$ 174,830
3867	AUTOMOTIVE PROPERTIES LP	0.514	22-002	A L CARTER	\$ 8,140	\$ -	\$ 8,140		\$ 8,140
3868	AUTOMOTIVE PROPERTIES LP	2.205	COMM	A L CARTER PP ADI00-0235-94 MA000-0000-80	\$ 288,150	\$ 245,460	\$ 533,610		\$ 533,610
55153	SANCHEZ JOSE & ANICETO & NOE	1.205	COMM	LA PRADERA ADD LOT 1	\$ 419,910	\$ -	\$ 419,910		\$ 419,910
27968	HUNT RONNIE	0.4993	COMM	KAUFMAN EAST 1 LOT B PT	\$ 90,000	\$ 10,000	\$ 100,000		\$ 100,000
5421	CRARE INC	0.51	COMM	D FALCON	\$ 133,290	\$ -	\$ 133,290		\$ 133,290
5422	CRARE INC	0.31	COMM	D FALCON PP EF000-0010-89	\$ 81,020	\$ 99,360	\$ 180,380		\$ 180,380
27966	CATES STEEL PRODUCTS INC	0	COMM	KAUFMAN EAST 1 LOT A PT RP CS000-0105-03 PP CMT00-0890-93	\$ 102,000	\$ 102,560	\$ 204,560		\$ 204,560
27970	LANDMARK CHURCH OF CHRIST	1.5496	EXEMPTPROP	KAUFMAN EAST 1 LOT B PT OLD GIBSON BLDG	\$ 337,500	\$ 695,740	\$ 1,033,240		\$ -
27967	PRIDE INVESTMENTS	0	COMM	KAUFMAN EAST 1 LOT PT A	\$ 132,070	\$ 98,510	\$ 230,580		\$ 230,580
5357	FIRST FARMERS & MERCHANTS BANK	1.9099	COMM	D FALCON PP RB000-0005-92	\$ 831,950	\$ 250,950	\$ 1,082,900		\$ 1,082,900
27964	CATES STEEL PRODUCTS INC	0	COMM	KAUFMAN EAST 1 LOT A PT	\$ 13,950	\$ 23,760	\$ 37,710		\$ 37,710
3883	AUTOMOTIVE PROPERTIES LP	0.9519	COMM	A L CARTER	\$ 124,390	\$ 50,000	\$ 174,390		\$ 174,390
76539	RUBIO RAY & SANDY	1.445	COMM	RUBIO ADDITION, BLOCK A, LOT 3	\$ 150,000	\$ -	\$ 150,000		\$ 150,000
78884	RUBIO RAY R & SANDY M	2.007	22-002	D FALCON	\$ 24,950	\$ -	\$ 24,950		\$ 24,950
78885	RUBIO RAY R & SANDY M	1.285	22-002	D FALCON	\$ 12,280	\$ -	\$ 12,280		\$ 12,280
5432	RUBIO RAY & SANDY	2.04	22-002	ABSTRACT A0151 D FALCON, ACRES 2.04,	\$ 19,490	\$ 19,490	\$ 96,160		\$ 96,160
5434	BARR KENNETH R & MARGARET A	1	22-002	D FALCON	\$ 14,940	\$ 30,980	\$ 45,920		\$ 45,920
5433	RUBIO RAY & SANDY	0.7	22-002	D FALCON	\$ 8,430	\$ 4,500	\$ 12,930		\$ 12,930
5435	RUBIO RAY & SANDY	0.458	22-002	D FALCON	\$ 5,510	\$ 1,100	\$ 6,610		\$ 6,610
5431	RUBIO RAY & SANDY	1.008	22-002	D FALCON	\$ 12,130	\$ 137,120	\$ 149,250		\$ 149,250
178592	KAUFMAN ECONOMIC DEVELOP CORP	25.957	EXEMPTPROP	D FALCON PT TRACT 1	\$ 139,290	\$ -	\$ 139,290		\$ -
187820	WAL-MART REAL ESTATE BUSINESS TRUST	1	TEMP	KINGS FORT ADDITION PH1, BLOCK C, TRACT 2; 1. ACRES	\$ 348,480	\$ -	\$ 348,480		\$ 348,480
178591	KAUFMAN ECONOMIC DEVELOP CORP	16.723	EXEMPTPROP	D FALCON PT TRACT 1 & ALL TRACT 2	\$ 114,630	\$ -	\$ 114,630		\$ -
5362	MJY INC	2.43	COMM	D FALCON	\$ 635,110	\$ -	\$ 635,110		\$ 635,110
27969	PATEL TANDAN	1.1364	COMM	KAUFMAN EAST 1 LOT B PT COUNTRYSIDE INN	\$ 148,500	\$ 125,590	\$ 274,090		\$ 274,090
187817	TS@KF#1 LTD	1.835	TEMP	KINGS FORT ADDITION PH1, BLOCK A, TRACT 1; 1.835 ACRES	\$ 479,600	\$ -	\$ 479,600		\$ 479,600
57208	KAUFMAN FORTY FIVE ASSOC LTD	43.789	22-002	D FALCON	\$ 232,540	\$ -	\$ 232,540		\$ 232,540
190030	WAL-MART REAL ESTATE BUSINESS TRUST	17.917	TEMP	KINGS FORT ADDITION PH 2, BLOCK A, LOT 2	\$ 1,560,930	\$ 7,383,510	\$ 8,944,440		\$ 8,944,440
5404	JWS LAND LTD	66.2099	22-002	D FALCON	\$ 1,442,050	\$ -	\$ 1,442,050		\$ 1,442,050
187819	TRIPLE J & S HOLDINGS LLC	1.395	TEMP	KINGS FORT ADDITION PH 1, BLOCK C, LOT 1	\$ 500,000	\$ 622,040	\$ 1,122,040		\$ 1,122,040
71777	EMPLOYEES CREDIT UNION	0	COMM	EMPLOYEES CREDIT UNION ADD LOT 1 PP PG000-0005-05	\$ 365,240	\$ 199,260	\$ 564,500		\$ 564,500
58397	COUNCIL CHILDREN LLC	0.6149	COMM	KAUFMAN EAST 1 LOT A PT	\$ 26,780	\$ -	\$ 26,780		\$ 26,780
27963	BARBI CORP	0.2975	COMM	KAUFMAN EAST 1 LOT A	\$ 77,760	\$ 268,850	\$ 346,610		\$ 346,610
5437	DOLLINS GEORGE O & SUSAN	0	COMM	D FALCON	\$ 164,640	\$ 150	\$ 164,790		\$ 164,790
5525	CITY OF KAUFMAN	1.56	EXEMPTPROP	D FALCON	\$ 26,330	\$ -	\$ 26,330		\$ -
5438	CITY OF KAUFMAN	15.16	EXEMPTPROP	D FALCON	\$ 90,480	\$ -	\$ 90,480		\$ -
53006	LOS TRES SANCHEZ INC	1.377	COMM	KAUFMAN DINER ADD LOT 1	\$ 479,860	\$ 103,340	\$ 583,200		\$ 583,200
5268	TPC PROPERTIES LLC	0.35	COMM	D FALCON	\$ 106,720	\$ 202,430	\$ 309,150		\$ 309,150
5269	TPC PROPERTIES LLC	0.17	COMM	D FALCON	\$ 66,650	\$ 65,470	\$ 132,120		\$ 132,120
49240	WHITE ARLTON	54.496	22-002	D FALCON PT TRACT 1 & TRACT 2	\$ 242,770	\$ -	\$ 242,770	\$ 238,140	\$ 4,630
5236	2M PROPERTIES LTD	14.298	COMM	D FALCON NUMO	\$ 159,840	\$ 1,800,090	\$ 1,959,930		\$ 1,959,930
5427	DVINSON LLC	13.56	COMM	D FALCON	\$ 156,990	\$ 441,300	\$ 598,290		\$ 598,290
5313	WHITE ARLTON	40.521	22-001	D FALCON PT TRACT 1	\$ 405,210	\$ 4,650	\$ 409,860	\$ 406,420	\$ 3,440
187818	JWS LAND LTD	1.12		KINGS FORT ADDITION PH1, BLOCK B, LOT 3R, REPLAT OF BLOCK B, LOTS 1R,2R AND 3R	\$ 292,720	\$ -	\$ 292,720		\$ 292,720
190026	JWS LAND LTD	1.87		KINGS FORT ADDITION PH1, BLOCK B, LOT 2R, REPLAT OF BLOCK B, LOTS 1R,2R AND 3R	\$ 489,790	\$ -	\$ 489,790		\$ 489,790
190025	JWS LAND LTD	0.55		KINGS FORT ADDITION PH1, BLOCK B, LOT 1R, REPLAT OF BLOCK B, LOTS 1R,2R AND 3R	\$ 167,100	\$ -	\$ 167,100		\$ 167,100
181880	MJY INC	0.82	COMM	KAUFMAN PLAZA, BLOCK 1, LOT 1; REPLAT OF LOT 57 (3/69)	\$ 357,190	\$ 217,610	\$ 574,800		\$ 574,800
189688	PENSCO TRUST COMPANY	5.4071	22-010	D FALCON RAD	\$ 37,100	\$ -	\$ 37,100		\$ 37,100
53192	NSHE TX CONGO TETRA LLC	1.14	COMM	NEW TEXAS PETROLEUM ADD BLOCK A LOT 1	\$ 496,580	\$ -	\$ 496,580		\$ 496,580
5436	PENSCO TRUST COMPANY	2.785	22-010	D FALCON RAD 0914880 1 2	\$ 29,230	\$ 28,270	\$ 57,500		\$ 57,500
190307	JWS LAND LTD	3.8	22-002	D FALCON	\$ 82,760	\$ -	\$ 82,760	\$ 82,440	\$ 320
5240	JWS LAND LTD	30.49	22-002	D FALCON	\$ 458,000	\$ -	\$ 458,000	\$ 455,410	\$ 2,590
190309	RESURRECTION LUTHERAN CHURCH OF PLANO TX	5.01	22-002	D FALCON	\$ 109,120	\$ -	\$ 109,120	\$ 108,690	\$ 430
189687	KAUFMAN COUNTY TRUSTEE	2.5279	22-010	D FALCON RAD	\$ 28,150	\$ -	\$ 28,150		\$ -
190311	JWS LAND LTD	33	22-002	D FALCON	\$ 718,740	\$ -	\$ 718,740	\$ 715,930	\$ 2,810
190310	KAUFMAN COUNTY TRUSTEE	9.5472	22-002	D FALCON	\$ 415,880	\$ -	\$ 415,880		\$ -
5239	JWS LAND LTD	69.2218	22-002	D FALCON	\$ 1,038,300	\$ -	\$ 1,038,300	\$ 1,032,420	\$ 5,880
190310	KAUFMAN COUNTY TRUSTEE	9.5472	22-002	D FALCON	\$ 415,880	\$ -	\$ 415,880		\$ -
190514	KAUFMAN COUNTY TRUSTEE	1.1548	22-002	D FALCON	\$ 25,150	\$ -	\$ 25,150		\$ -
190310	KAUFMAN COUNTY TRUSTEE	9.5472	22-002	D FALCON	\$ 415,880	\$ -	\$ 415,880		\$ -
5404	JWS LAND LTD	66.2099	22-002	D FALCON	\$ 1,442,050	\$ -	\$ 1,442,050		\$ 1,442,050
5527	KAUFMAN COUNTY TRUSTEE	2.9012	22-002	D FALCON	\$ 11,890	\$ -	\$ 11,890		\$ -
5524	KAUFMAN COUNTY TRUSTEE	0.954	22-002	D FALCON FORMALY SOUTHERN PACIFIC	\$ 2,860	\$ -	\$ 2,860		\$ -
5280	CITY OF KAUFMAN	5.986	EXEMPTPROP	D FALCON	\$ 79,870	\$ 2,211,680	\$ 2,291,550		\$ -
		618.77							\$ 25,519,860